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# Executive Summary Report

Appraisal Date 1/1/2007 - 2007 Assessment Roll

Area Name / Number: NE Lake Washington / 84

Previous Physical Inspection: 2001

## Sales - Improved Summary:

Number of Sales: 430

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2006 Value	\$224,500	\$351,600	\$576,100	\$674,400	85.4%	17.96%
2007 Value	\$349,000	\$318,800	\$667,800	\$674,400	99.0%	14.17%
Change	+\$124,500	-\$32,800	+\$91,700		+13.6%	-3.79%
% Change	+55.5%	-9.3%	+15.9%		+15.9%	-21.10%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.79% and -21.10% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

## Population - Improved Parcel Summary Data:

	Land	Imps	Total
2006 Value	\$264,300	\$335,500	\$599,800
2007 Value	\$391,100	\$293,800	\$684,900
Percent Change	+48.0%	-12.4%	+14.2%

Number of improved Parcels in the Population: 2582

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2006 or 2007 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

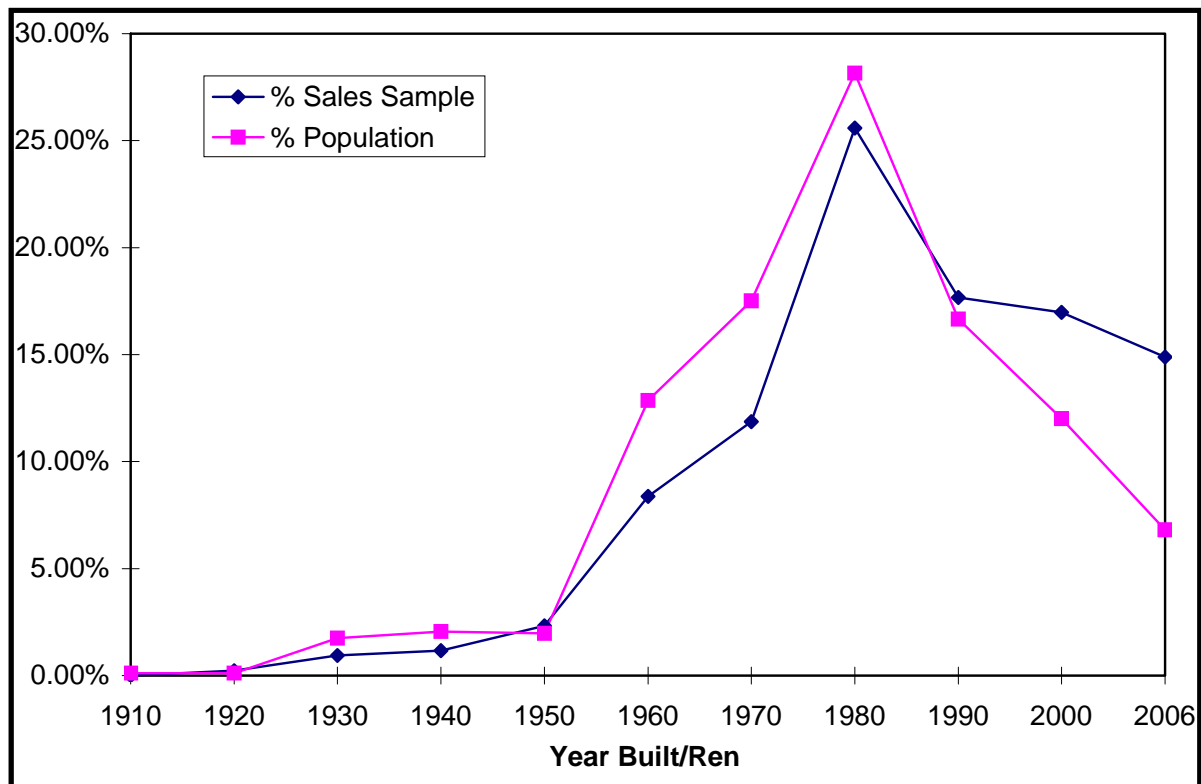
## Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2007 Assessment Roll.

### Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.23%
1930	4	0.93%
1940	5	1.16%
1950	10	2.33%
1960	36	8.37%
1970	51	11.86%
1980	110	25.58%
1990	76	17.67%
2000	73	16.98%
2006	64	14.88%
	430	

Population		
Year Built/Ren	Frequency	% Population
1910	3	0.12%
1920	3	0.12%
1930	45	1.74%
1940	53	2.05%
1950	51	1.98%
1960	332	12.86%
1970	452	17.51%
1980	727	28.16%
1990	430	16.65%
2000	310	12.01%
2006	176	6.82%
	2582	

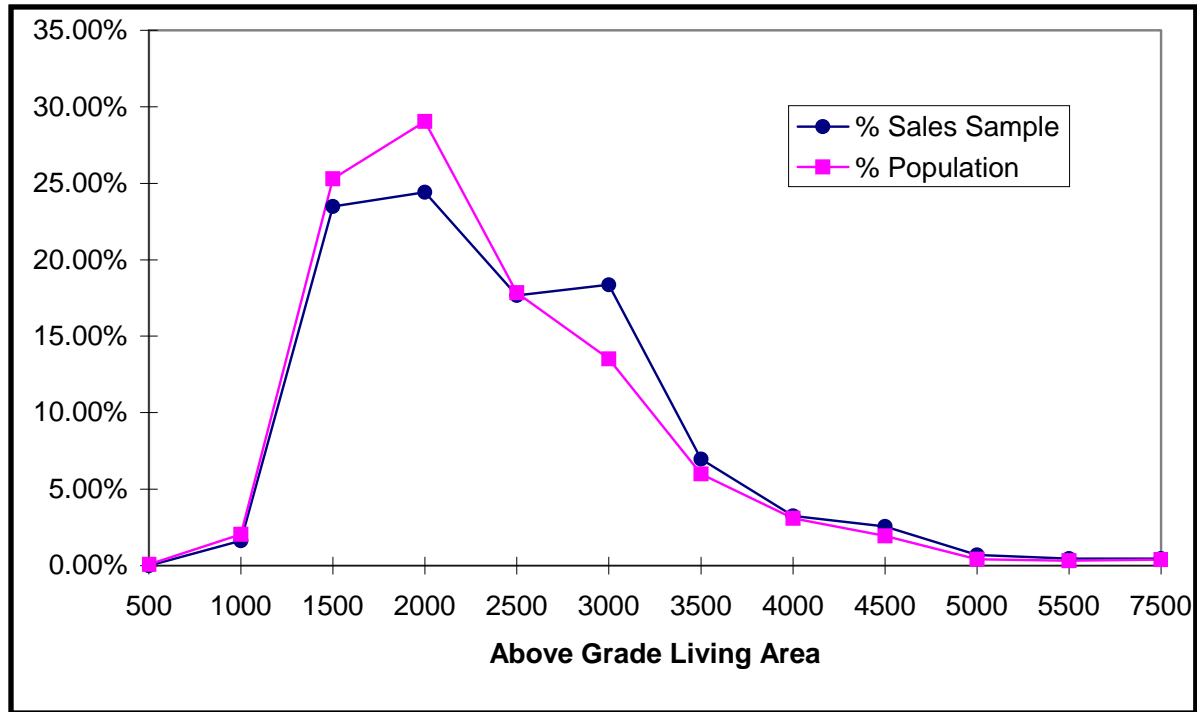


Sales of new homes built in the last several years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. Sales of homes built or renovated in the 60s or 70s are under-represented, likely because of the market desirability of newer homes in this area.

### ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	7	1.63%
1500	101	23.49%
2000	105	24.42%
2500	76	17.67%
3000	79	18.37%
3500	30	6.98%
4000	14	3.26%
4500	11	2.56%
5000	3	0.70%
5500	2	0.47%
7500	2	0.47%
	430	

<b>Population</b>		
AGLA	Frequency	% Population
500	2	0.08%
1000	53	2.05%
1500	653	25.29%
2000	750	29.05%
2500	461	17.85%
3000	349	13.52%
3500	155	6.00%
4000	80	3.10%
4500	50	1.94%
5000	11	0.43%
5500	8	0.31%
7500	10	0.39%
	2582	

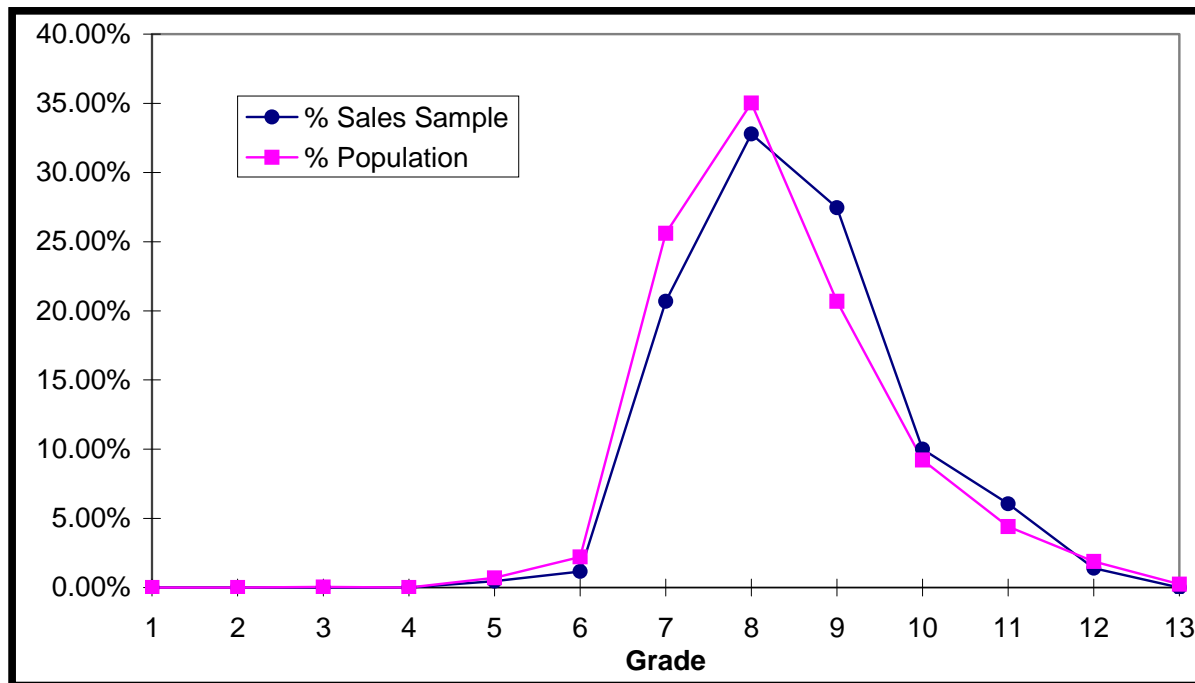


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area with the exception of area near 2000 and 3000 square feet. This distribution is adequate for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

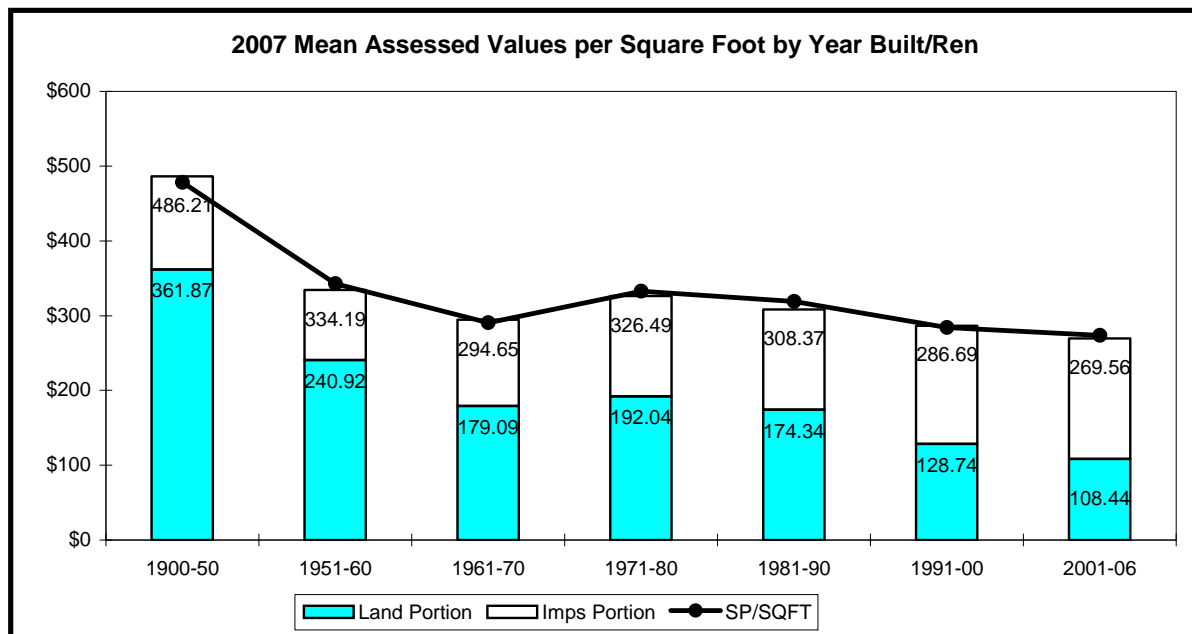
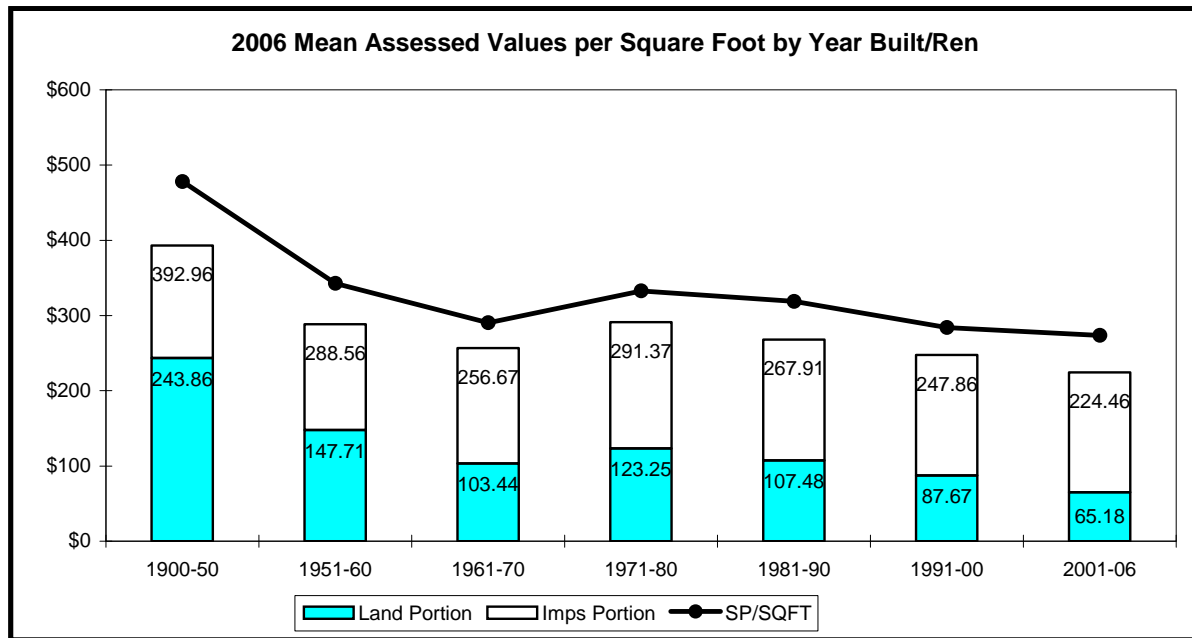
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.47%
6	5	1.16%
7	89	20.70%
8	141	32.79%
9	118	27.44%
10	43	10.00%
11	26	6.05%
12	6	1.40%
13	0	0.00%
430		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.04%
4	0	0.00%
5	18	0.70%
6	57	2.21%
7	661	25.60%
8	904	35.01%
9	534	20.68%
10	238	9.22%
11	114	4.42%
12	49	1.90%
13	6	0.23%
2582		



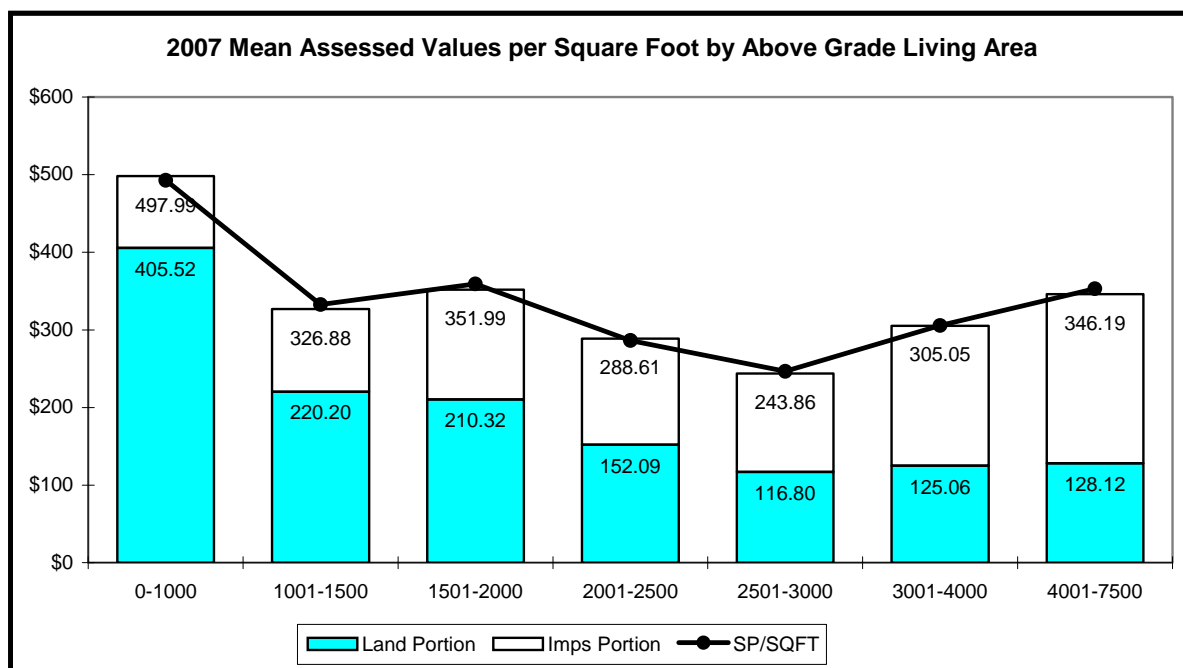
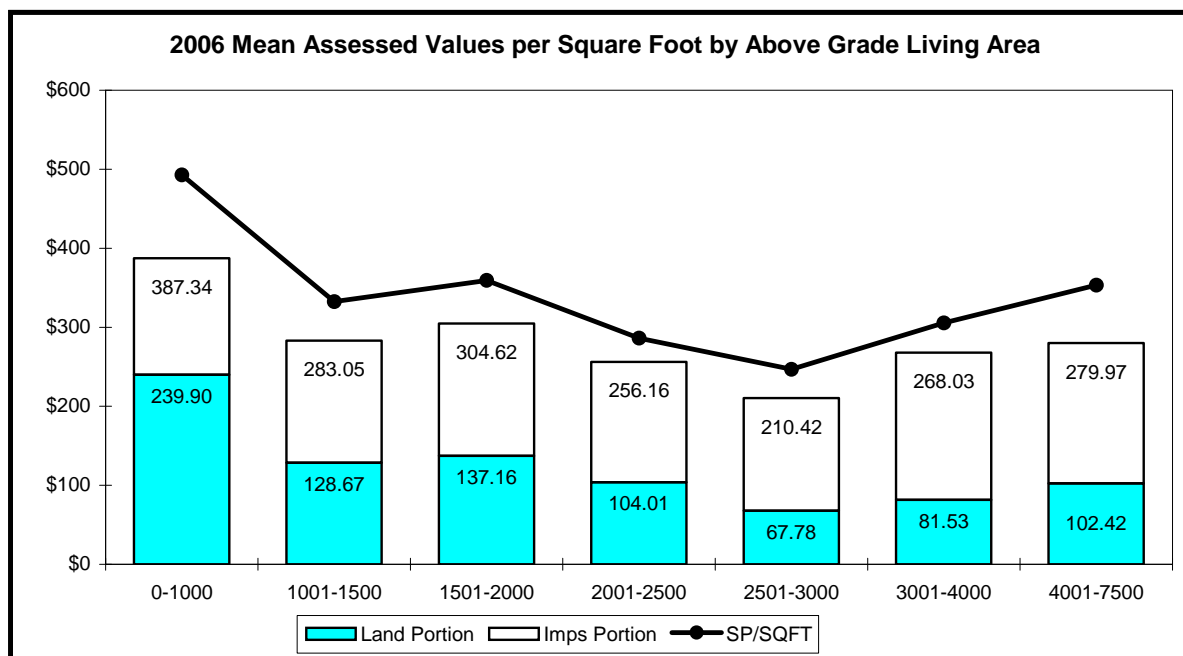
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. The sales of grade 9 homes has a somewhat larger representation than in the population primarily because this is a predominant grade among the newer homes sold in the area. This distribution is ideal for both accurate analysis and appraisals.

## Comparison of 2006 and 2007 Per Square Foot Values by Year Built or Year Renovated



These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

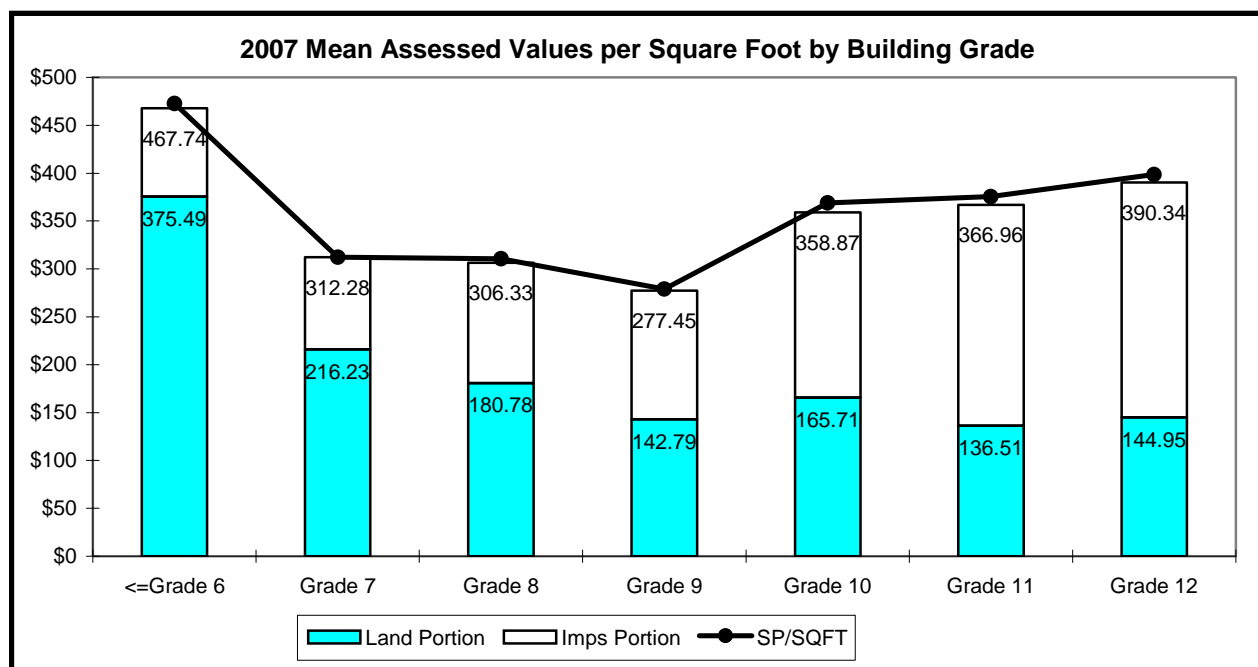
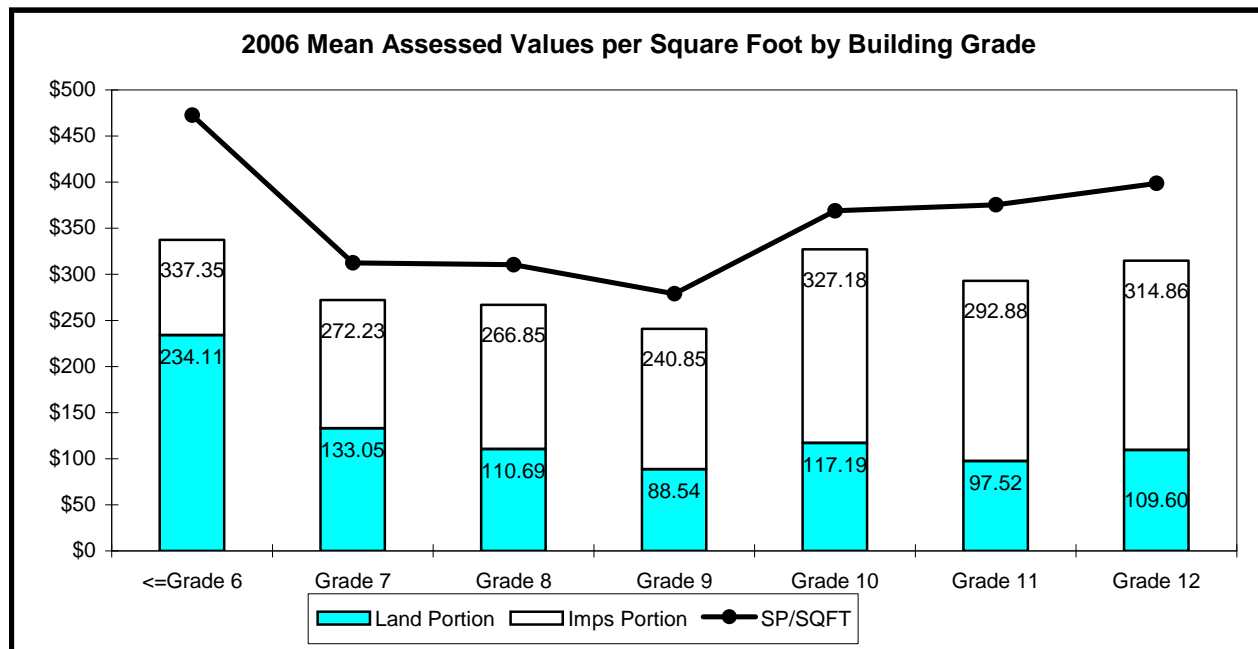
## **Comparison of 2006 and 2007 Per Square Foot Values by Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

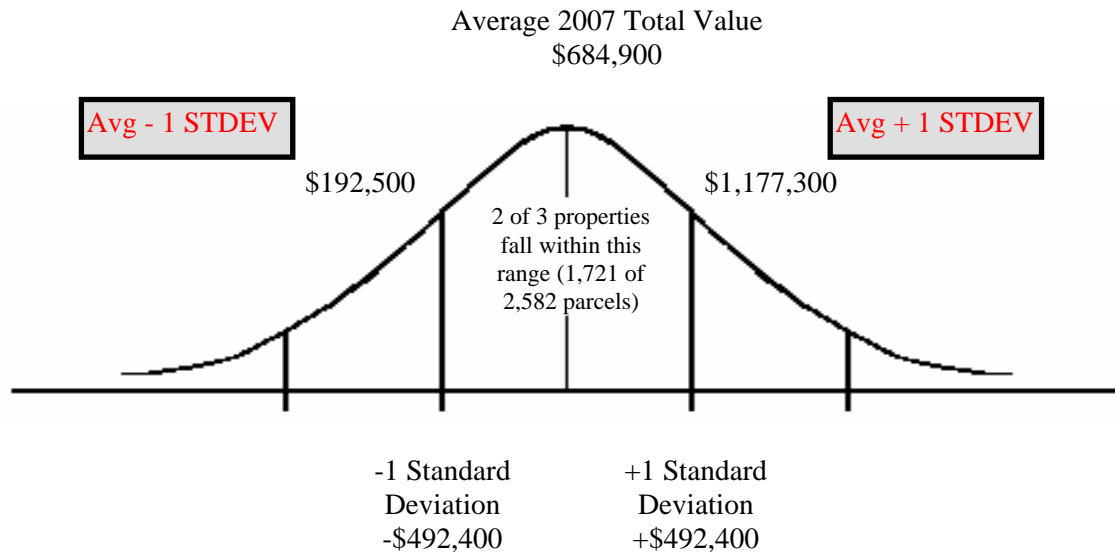


## Comparison of 2006 and 2007 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

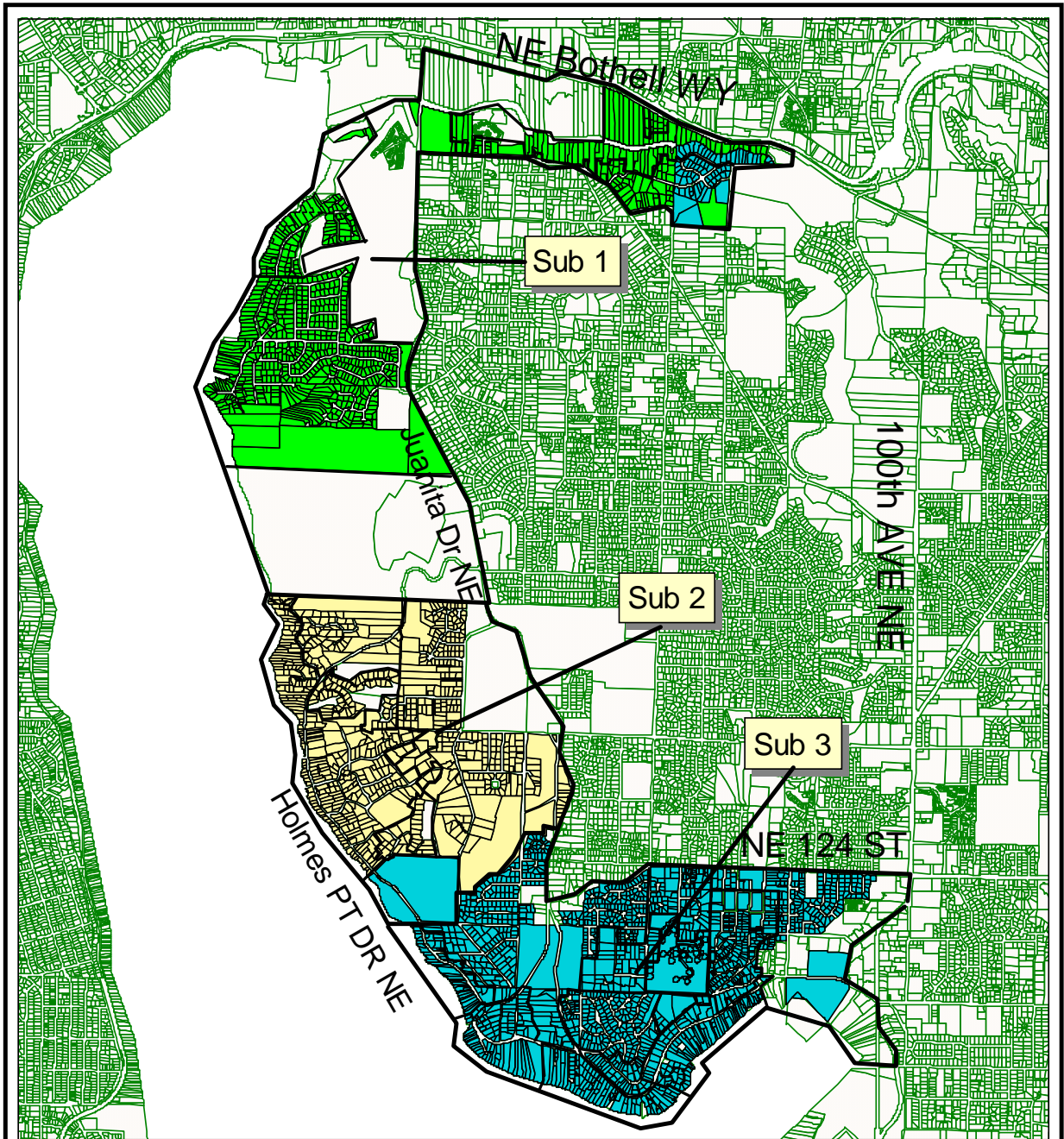
## Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2006 or 2007 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

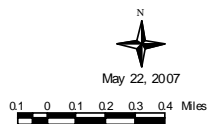
## Area Map



## Area 84 Subarea Map

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

File Name: TK c:\data\2006 rev1 area 84\maps\area 84 subareas.apr



King County

Department of Assessments

Legend  
Area 84 map data 20.shp



## **Analysis Process**

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2004 to 12/2006 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area Name: NE Lake Washington

### **Boundaries:**

The area is bounded on the north by NE 175<sup>th</sup> St, on the northeast by Wayne Golf Course, south to NE 166<sup>th</sup> St, west on Simonds Rd to Juanita Dr, then south to NE 124<sup>th</sup> St, east to 100<sup>th</sup> Ave NE, south to Juanita Bay, then all parcels west of this line to Lake Washington ending at the Sammamish Slough.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 84 is located in a primarily residential area north and west of Juanita Beach Park all the way up to Kenmore and including waterfront parcels along the Sammamish Slough. It is a heterogeneous area, suburban in nature and including primarily grade 7 and 8 homes in the upland areas. Higher grade homes are found on the waterfront lots or upland lots with average to excellent views of Lake Washington. Nonresidential areas include Wayne Golf Course on the eastern boundary, Inglewood Golf Course to the north, St Edwards State Park in the central region and Denny Park in the south. There are 3058 total parcels of which 404 are vacant, 388 waterfront parcels of which 44 are vacant.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2007 recommended values. This study benchmarks the current assessment level using 2006 posted values. The study was also repeated after application of the 2007 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 17.96% to 14.17%.

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/2004 to 12/2006 were given primary consideration for valuing land. There were a substantial number of land sales to develop land models that included diverse waterfront and upland areas. All land sales were verified by field review and additionally, buyer or seller contacted when possible.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction.

Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

# Land Model

## ***Model Development, Description and Conclusions***

Area 84 has 3058 parcels of which 404 (13.2%) are vacant. 388 waterfront parcels make up 12.7% of the population. There were 55 land sales of non-waterfront properties from 2004 through 2006. There were 7 vacant waterfront sales, one with a low grade (tear down value improvement), and one with a home that was gutted for renovation. The number of sales was sufficient to develop models for waterfront and upland land values. Since there were no vacant waterfront sales on the Sammamish Slough, allocation ratios of improved waterfront sales to similar properties in other neighborhoods were used to develop the land model for that neighborhood.

The area is quite large and extends approximately 7 miles from the NE boundary down to the SE boundary just north of Juanita Park. The area comprises many distinct neighborhoods where access is often only through one or two entry points. Due to the diversity of the area, seventeen neighborhoods were identified.

**Neighborhood #1** is Goat Hill, accessed only by a narrow steep road in the most SE part of the area.

**Nhd #2** is upper Finn Hill, accessed only from the southern end of 84<sup>th</sup> Ave above Juanita Point.

**Nhd #3** is Finn Meadows a unique plat with extensive open space, high end homes, sweeping views to the south and accessed from a single road below upper Finn Hill.

**Nhd #4** is Alta Vista, a homogeneous plat of mostly grade 8 homes with some views, accessed off NE Juanita Drive.

**Nhd #5** is upper Juanita Point, below Alta Vista but north of NE Juanita Drive, including many higher grade homes and good views of the lake.

**Nhd #6** has mostly waterfront properties facing Juanita Bay, generally with shallow moorage and with less market appeal than other waterfront facing the main trunk of Lake Washington.

**Nhd #7** is Juanita Point one of the most desirable waterfront locations, some with topography but generally with the most spectacular views looking directly south to Lake Washington.

**Nhd #8** is Champagne Point accessed off a single road from Holmes Point Drive, prestigious for locale and privacy.

**Nhd #9** is Holmes Point including most of the properties north of Champagne Point accessed off Holmes Point Drive.

**Nhd #10** is located off Holmes Pt Drive from a single access road, higher up on the hill with none of the properties serviced by sewer.

**Nhd #11 & #12** are homogeneous plats in the northern part of Holmes Point, the former with grade 8 and 9 homes and no views, the latter with higher grade homes and mostly with views.

**Nhd #13** is Tree View located above Holmes Point and accessed only from a single road off Juanita Drive NE.

**Nhd #14** is Arrowhead, located north of St Edwards State Park with access only off Arrowhead Drive.

**Nhd #15** is Inglewood accessed only by driving through Inglewood Golf Club.

**Nhd #16** is the only plat that consists of primarily mobile homes in the area and located north of the Sammamish Slough.

**Nhd #17** consists of only the waterfront properties on the south boundary of the Sammamish Slough.

The ratios of land value to general properties not included in a specific neighborhood are identified in the land calibration on page 17. Several of the neighborhoods indicated similar market values but are otherwise either widely separated geographically or have different neighborhood characteristics. An analysis of sales indicated upward adjustments for views and downward adjustments for traffic noise. A few properties are adversely affected by commercial influences and adjustments were applied.

It was found that views of Lake Washington had a much greater impact on market desirability than territorial or mountain views. No adjustments are made for views of waterfront properties as in almost all cases the views are similar and the market impact is accounted for in the waterfront. There are a significant number of properties affected by topography, particularly in Subarea 2. Values were adjusted to account for the unusable land area of properties coded with topography. Additional adjustments took into consideration excess land amenity, unusual lot shape, and environmental liabilities such as noise from Kenmore Air traffic (primarily the Inglewood neighborhood).

The model for waterfront properties took into consideration several interrelated variables. A standard lot value was assigned to WF lots depending on neighborhood. A second adjustment is value per square foot as identified on the chart on page 17. A third adjustment is for \$ per front foot of waterfront. There are additional adjustments for some parcels affected by medium or high bank, shallow lake frontage, or noise from Kenmore Air traffic. Occasionally additional downward adjustments were needed for waterfront parcels that varied substantially from the more typical parcels, for example, ones with unusually large square footage, unusual shaped lots, or with other market liabilities.

There is clear market evidence that lots with an additional site(s) are in high demand by builders. Such lots that have not yet been developed have been valued at the highest and best use, which is as additional sites less development costs. Where an existing residence is of average or better quality and located in such a way as to make additional site(s) unfeasible, the land was valued as one site. Because topography is a major issue among some of the larger lots in the area, when a property that has potential for more than one site based on the zoning is substantially impacted by significant slopes, the parcels were in most cases valued as one site.

A list of vacant sales used and those considered not reflective of market are included in the following sections.



## Land Value Model Calibration

### Nonwaterfront Values

NonWF Area Model (single site)	
Lot Size	Value
< 3000	\$1,000
3000-6000	\$230,000
6001-8000	\$240,000
8001-10000	\$245,000
10001-12000	\$250,000
12001-14000	\$260,000
14001-16000	\$270,000
16001-18000	\$280,000
18001-21000	\$290,000
21001-26000	\$300,000
26001-34000	\$320,000
> 34000	\$380,000

Topography Adjustments	
-5% to -50%	

Area 84 Neighborhoods		
Nhd (non Lk Wash WF)	Nmbr	Adjustment
General	0	1
Goat Hill	1	0.82
Upper Finn Hill	2	1.18
Finn Meadows	3	1.43
Alta Vista	4	1.05
Upper Juanita Pt	5	1.18
Juanita Bay	6	1.25
Juanita Pt	7	1.25
Champagne Pt	8	1.33
Holmes Point	9	1.05
Upper Holmes Pt	10	0.91
Holmes Pt Highlands	11	1.05
Eagle Ridge	12	1.05
Tree View	13	0.90
Arrowhead	14	1.05
Inglewood	15	1.18
MH plat	16	0.63
Samm Slough WF	17	1.00

Lake Washington View Adjustments (non WF)	
Fair	\$50,000
Average	\$100,000
Good	\$180,000
Excellent	\$260,000

Mountain or Territorial Views (only if no lake views, non WF)	
Fair	\$0
Average	\$20,000
Good	\$30,000
Excellent	\$40,000

Traffic Adjustments	
Moderate	-\$12,000
High	-\$25,000

#### Example

Standard Lot in Alta Vista Plat, SqFtLot = 8250, Lk Washington view = Good, no traffic or topo adjustments

$\$245,000 \times 1.05 + \$180,000 = \$437,250$

then Truncate to nearest \$1,000 = \$437,000

### Values for Waterfront on Sammamish Slough (Nhd 17)

All WF Footage values at \$1600 per WaterfrontFoot

Neighborhood 17 Adjustment set at 1.00

View codes do not apply for WF parcels

#### Land Value Model

Lot Size Value per NonWF Area Model + WFF x \$1600 x adjustment for WF Bank + Traffic Noise = Total Land Value

#### Example

SqFtLot = 50000, WFF = 120, Bank = high, traffic = high

$\$380,000 + (120 \text{ WFF} \times \$1600 \times \text{high bank } .6) + (-\$25,000) = \$470,200$

then Truncate to nearest \$1,000 = \$470,000

WF Bank Adjustment	
low	1
medium	0.8
high	0.6

## Values for Waterfront on Lake Washington

Standard Lot Value = \$340,000 to \$420,000

Standard Lot Size = 11,500 Square Feet

(Typical Lot sizes range from 4,000 to 70,000 sq ft)

Adjustments:

Standard value per Neighborhood

Lot Size

Waterfront Feet

Shallow moorage

Kenmore Air noise

Topography

All views carried in WF value

### Land Value Model

**(Standard WF Lot Value + SqFt Lot Adjust + WFF Adjust) x WF Bank Adjust = Total Land Value**

Lk Wash Standard Lot Values	
WF Neighborhood	Stand. Lot
Juanita Bay	\$400,000
Juanita Pt	\$420,000
Champagne Pt	\$420,000
Holmes Point	\$340,000
Arrowhead	\$340,000
Inglewood	\$340,000

Other Waterfront Adjustments	
Shallow lake frontage (Boat access restricted)	
- \$50,000 or - \$100,000	

Kenmore Air Noise (Inglewood, Arrowhead)	
high	TotLandVal x .94
moderate	TotLandVal x .97

WF Bank Adjustment	
low	1.0
medium	0.8
high	0.6

Topography Adjustments	
-5% to -50%	

Adjustment for SqFt Lot			
SF Range	\$/SqFt	SF Range	\$/SqFt
< 4000	-15.00	14000	6.00
4000	-18.00	14500	7.00
4250	-17.00	15000	8.00
4500	-16.00	15500	9.00
4750	-15.00	16000	10.00
5000	-14.00	17000	11.00
5250	-13.00	18000	12.00
5500	-12.00	19000	13.00
6000	-11.00	20000	14.00
6500	-10.00	21000	15.00
7000	-9.00	22000	16.00
7500	-8.00	23000	17.00
8000	-7.00	24000	18.00
8500	-6.00	25000	19.00
9000	-5.00	26000	20.00
9500	-4.00	27000	21.00
10000	-3.00	28000	22.00
10500	-2.00	30000	23.00
11000	-1.00	35000	24.00
11500	0.00	40000	25.00
11750	1.00	45000	26.00
12000	2.00	50000	27.00
12500	3.00	55000	28.00
13000	4.00	60000	29.00
13500	5.00	70000	30.00

Adjustment for Waterfront Feet (WFF)	
30	\$545,915
40	\$615,592
50	\$658,707
55	\$672,252
60	\$681,287
61	\$682,602
62	\$683,761
63	\$684,770
64	\$685,631
65	\$686,349
66	\$692,708
67	\$699,028
68	\$705,311
69	\$711,558
70	\$717,769
75	\$748,312
80	\$778,058
85	\$807,076
90	\$835,426
95	\$863,159
100	\$890,319
105	\$916,946
110	\$943,076
120	\$993,965
130	\$1,043,345
140	\$1,090,955
150	\$1,137,378
160	\$1,182,589
180	\$1,269,785
200	\$1,353,218

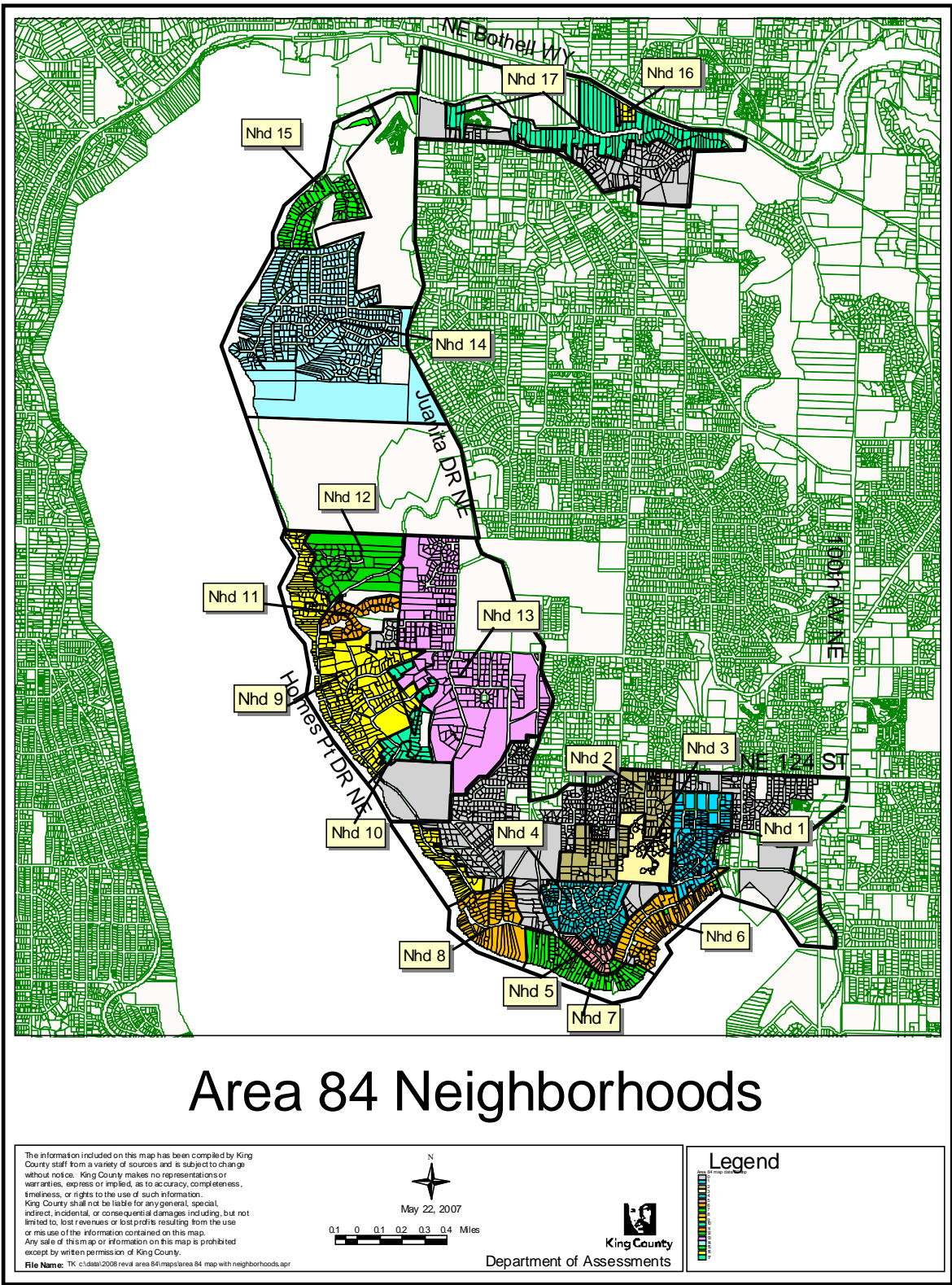
### Example

Arrowhead Standard Lot, SqFtLot = 6424, WFF = 90, Medium Bank

(((\$340,000) + (6424 x -\$11) + (\$835,426)) x .8 = \$883,809

then Truncate to nearest \$1,000 = \$883,000

# Neighborhood Map



***Vacant Sales Used In This Physical Inspection Analysis  
Area 84***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
001	028060	0030	4/27/04	235000	12678	Y	N
001	357700	0142	9/27/06	626430	16272	Y	Y
001	563450	0560	6/1/05	79500	51130	N	N
001	563450	0570	6/15/05	80000	55087	N	N
001	701800	0322	8/8/06	174950	10961	N	N
001	871850	0362	11/8/06	350000	9283	Y	N
002	197370	0200	6/2/05	190000	21490	N	N
002	197370	0200	9/20/06	330000	21490	N	N
002	197370	0240	9/14/04	197000	11219	Y	N
002	197380	0194	11/10/06	200000	9200	N	N
002	376170	0050	5/13/04	1,050,000	29,400	Y	Y
002	376170	0225	9/3/04	945,000	14,041	Y	Y
002	376170	0227	7/6/05	330000	7350	Y	N
002	376170	0258	10/24/05	339000	20257	Y	N
002	376170	0258	5/15/06	460000	20257	Y	N
002	405570	0480	7/21/06	37500	21144	Y	N
002	405570	0496	8/28/06	30000	37428	N	N
002	405570	0505	8/26/05	125000	37140	N	N
002	405570	0522	3/28/06	200000	30000	N	N
002	405570	0522	4/13/06	215000	30000	N	N
002	405570	0530	6/26/06	50000	20265	N	N
002	405570	0650	12/11/04	450000	76319	N	N
002	405570	0733	9/22/06	398422	44431	N	N
002	405570	0784	6/19/06	300000	17038	N	N
002	405570	0800	9/1/04	199950	13965	N	N
002	405570	1380	4/12/04	890,000	7,972	Y	Y
002	867790	0007	2/11/04	135000	12500	N	N
002	867790	0007	5/28/04	210950	12500	N	N
002	938810	0025	8/5/05	100000	26683	N	N
002	938810	0045	5/3/04	125000	56525	N	N
002	938810	0045	7/3/06	180000	56525	N	N
003	033310	0226	10/25/04	1050000	13374	Y	Y
003	127000	0140	3/28/05	500000	15950	N	N
003	127000	0200	9/27/05	400000	15400	Y	N
003	254090	0210	6/28/04	650000	11310	Y	N
003	279670	0079	12/9/05	415000	5540	Y	N
003	279670	0115	11/30/05	650000	35760	Y	N
003	302605	9193	1/17/06	280000	20908	Y	N
003	302605	9360	4/6/06	180000	5112	N	N
003	375450	0010	7/5/05	155000	5414	Y	N
003	375450	0010	1/12/06	301000	5414	Y	N
003	375450	0165	1/6/05	200000	7538	Y	N
003	375450	0235	7/21/06	425000	6562	Y	N

***Vacant Sales Used In This Physical Inspection Analysis  
Area 84***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
003	375450	0245	7/21/06	425000	6562	Y	N
003	375450	0290	4/22/05	350000	13125	Y	N
003	375450	0370	2/11/04	140000	5206	Y	N
003	375450	0560	3/29/06	211000	5000	Y	N
003	375450	0562	12/18/06	250000	2944	N	N
003	375450	0564	12/18/06	250000	2892	N	N
003	375450	0566	12/18/06	250000	2971	N	N
003	375450	0670	11/10/04	178950	5000	N	N
003	375450	1235	5/4/04	190000	4600	Y	N
003	375450	1240	3/9/05	190000	4600	Y	N
003	376050	0121	7/27/06	500000	11866	Y	N
003	376050	0146	4/3/06	450000	7668	Y	N
003	376050	0282	12/23/04	1175000	19380	Y	Y
003	376050	0332	2/25/04	550000	15914	Y	N
003	376050	0705	3/17/05	400000	11045	Y	N
003	376110	0120	11/8/04	444000	13002	Y	N
003	376110	0127	9/19/05	1000000	11150	Y	Y
003	376730	0041	1/17/05	210000	7258	N	N
003	376730	0060	1/10/06	800000	45268	Y	N
003	919410	1340	8/26/06	74250	13375	N	N
003	919410	1340	5/19/05	6000	13375	N	N
003	919410	2500	7/21/05	250000	17158	N	N

***Vacant Sales Removed From This Physical Inspection Analysis***  
***Area 84***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	028110	0188	8/3/04	9500	NO MARKET EXPOSURE
001	072605	9380	5/18/05	1500000	MULTI-PARCEL SALE
001	072605	9386	5/18/05	1500000	MULTI-PARCEL SALE
001	415670	0050	9/8/05	4000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	415670	0063	11/26/04	190000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	563450	0694	6/1/04	225000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	701800	0460	1/20/04	1500	GOVERNMENT AGENCY; EASEMENT OR RIGHT-OF-WAY
001	871810	0075	11/17/04	57000	NO MARKET EXPOSURE
002	232604	9011	4/25/05	275000	MULTI-PARCEL SALE
002	376170	0248	9/1/04	317500	MULTI-PARCEL SALE
002	376170	0249	9/1/04	317500	MULTI-PARCEL SALE
002	405570	0086	4/14/04	165000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	405570	0090	6/23/04	715000	MULTI-PARCEL SALE
002	405570	0155	6/23/04	715000	MULTI-PARCEL SALE
002	405570	0486	9/1/06	826400	MULTI-PARCEL SALE
002	405570	0488	9/1/06	826400	MULTI-PARCEL SALE
002	405570	0626	4/25/05	275000	MULTI-PARCEL SALE
002	405570	0733	8/15/05	121500	NON-REPRESENTATIVE SALE
002	405570	0740	9/21/06	125000	FORCED SALE
002	405570	0775	10/4/04	482000	MULTI-PARCEL SALE
002	405570	0777	10/4/04	482000	MULTI-PARCEL SALE
002	405570	0781	11/17/05	150000	NON-REPRESENTATIVE SALE
003	127000	0090	4/20/05	1050000	MULTI-PARCEL SALE
003	127000	0100	4/20/05	1050000	MULTI-PARCEL SALE
003	279670	0133	3/25/04	125000	QUIT CLAIM DEED
003	302605	9177	12/30/05	1940000	MULTI-PARCEL SALE
003	302605	9332	11/22/06	3060000	MULTI-PARCEL SALE
003	302605	9332	12/30/05	1940000	MULTI-PARCEL SALE
003	302605	9333	11/22/06	3060000	MULTI-PARCEL SALE
003	302605	9333	12/30/05	1940000	MULTI-PARCEL SALE
003	375450	0085	1/23/06	80000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	375450	0145	12/27/05	65000	PARTIAL INTEREST (1/3, 1/2, ETC.); STATEMENT TO DOR
003	375450	0165	8/30/04	70000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	375450	0210	1/23/06	80000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	375450	0230	2/14/05	600000	SEGREGATION AND/OR MERGER
003	375450	0290	12/16/05	120874	QUIT CLAIM DEED
003	375450	0445	2/14/05	600000	SEGREGATION AND/OR MERGER
003	375450	0562	12/18/06	250000	BUILDER OR DEVELOPER SALES
003	375450	0564	12/18/06	250000	BUILDER OR DEVELOPER SALES
003	375450	0985	3/14/06	3800	MULTI-PARCEL SALE
003	375450	0990	3/14/06	3800	MULTI-PARCEL SALE
003	375450	1020	7/26/06	234473	MULTI-PARCEL SALE

***Vacant Sales Removed From This Physical Inspection Analysis  
Area 84***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	375450	1025	7/26/06	234473	MULTI-PARCEL SALE
003	375450	1030	7/26/06	234473	MULTI-PARCEL SALE
003	375450	1295	8/22/04	174500	MULTI-PARCEL SALE
003	375450	1355	8/22/04	174500	MULTI-PARCEL SALE
003	376050	0610	4/5/04	110000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	376230	0040	5/27/05	37800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	638997	0030	10/3/06	175000	BUILDER OR DEVELOPER SALES
003	638997	0100	2/7/06	175000	BUILDER OR DEVELOPER SALES
003	638997	0110	6/1/05	175000	BUILDER OR DEVELOPER SALES
003	638997	0120	9/22/04	175000	BUILDER OR DEVELOPER SALES
003	638997	0130	10/3/06	175000	BUILDER OR DEVELOPER SALES
003	638997	0140	10/3/06	175000	BUILDER OR DEVELOPER SALES
003	919410	1290	4/12/05	2500	MULTI-PARCEL SALE
003	919410	1335	4/12/05	2500	MULTI-PARCEL SALE
003	919410	1365	4/12/05	2500	MULTI-PARCEL SALE
003	919410	1375	4/12/05	2500	MULTI-PARCEL SALE
003	919410	1391	9/10/04	365000	MULTI-PARCEL SALE
003	919410	1393	9/10/04	365000	MULTI-PARCEL SALE
003	919410	2075	11/2/05	329000	MULTI-PARCEL SALE
003	919410	2080	11/2/05	329000	MULTI-PARCEL SALE
003	919410	2085	11/2/05	329000	MULTI-PARCEL SALE
003	919410	2090	11/2/05	329000	MULTI-PARCEL SALE
003	919410	2095	11/2/05	329000	MULTI-PARCEL SALE
003	919410	2100	11/2/05	329000	MULTI-PARCEL SALE
003	919410	2105	11/2/05	329000	MULTI-PARCEL SALE
003	919410	2510	11/7/05	1000000	MULTI-PARCEL SALE
003	919410	2520	11/7/05	1000000	MULTI-PARCEL SALE

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2004 to 12/2006 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

A multiplicative model was chosen, primarily a cost based model but including several location and improvement characteristics. Continuous variables include baseland value, total replacement cost new (RCN), improvement age (year 2008 minus year built or renovated), grade. Discrete variables (yes/no) include good condition, very good condition, homes built before 1951, ramblers with no basement, Lake Washington view properties, waterfront properties on Lake Washington, waterfront properties on the Sammamish Slough, properties with waterfront access rights, and properties on lots less than 5001 square feet.

Location adjustments are for neighborhoods 1, 2, 11, 12 (Goat Hill, Upper Finn Hill, Holmes Point Highlands, and Eagle Ridge respectively), and properties with Major 376050 (Juanita Point area). Subareas 2 and 3 are adjusted upward; Subarea 1 has no location adjustment.

There are 18 parcels in Area 1 with a mobile home as the primary residence, most of them located in a neighborhood south of Bothell Way and north of the Sammamish Slough. With only 1 sale, the mobile homes were valued at cost.

Supplementary models to EMV include waterfront properties with lower grade homes, which generally were valued at cost. The improvements were typically obsolesced since they are often tear downs subsequent to sales. Generally grade 6 or lower homes were obsolesced at 99%, grade 7 at 90%, grade 8 at 50%. A small number of parcels relative to the population have 2 or more improvements. In nearly all cases the principal improvement was valued at EMV and the other improvements were valued at cost (Rcnld).

The improved parcel total value models are included later in this report.



## ***Improved Parcel Total Value Model Calibration***

### **Multiplicative Model – Solved Additively**

EMV=  $\exp(0.7759985$   
+  $0.5779835 * \text{LN}(\text{BaselandValue}/1000)$   
+  $0.5558413 * \text{LN}(\text{TotalRCN}/1000)$   
+  $-0.2682122 * \text{LN}(\text{Exp}(\text{Grade}))$   
+  $-0.1307267 * \text{LN}(\text{Age}+1)$   
+  $0.01881393 * \text{LN}(10)$  if in Good Condition  
+  $0.06666052 * \text{LN}(10)$  if in Very Good Condition  
+  $-0.1307267 * (\text{LN}(10)) * \text{if Age} > 57$   
+  $0.09716842 * \text{LN}(10)$  if Subarea is 2  
+  $0.04759726 * \text{LN}(10)$  if Subarea is 3  
+  $0.04284622 * \text{LN}(10)$  if Neighborhood is 1 (Goat Hill)  
+  $-0.05470217 * \text{LN}(10)$  if Neighborhood is 2 (Upper Finn Hill)  
+  $-0.08137997 * \text{LN}(10)$  if Neighborhood is 11 (Holmes Point Highlands)  
+  $-0.09881856 * \text{LN}(10)$  if Neighborhood is 12 (Eagle Ridge)  
+  $-0.02948569 * \text{LN}(10)$  if Major is 376050 (Juanita Point)  
+  $-0.04447542 * (\text{LN}(10)) * \text{if SqFtLot} < 5001$   
+  $0.02393353 * (\text{LN}(10)) * \text{if Story} = 1 \text{ and SqFtTotBasement} = 0$   
+  $0.05889349 * (\text{LN}(10)) * \text{if Waterfront Access Rights} = 1$   
+  $0.02386604 * (\text{LN}(10)) * \text{if Lake Washington View} > 0$   
+  $0.06036694 * (\text{LN}(10)) * \text{if Waterfront feet on Lake Washington} > 0$   
+  $0.0802936 * (\text{LN}(10)) * \text{if Waterfront feet on Sammamish Slough} > 0$

EMV values were not generated for:

- Buildings with grade less than 5
- Parcels with more than one building
- If total EMV is less than base land value
- Buildings with % obsolescence greater than 0
- Buildings with % net condition greater than 0
- Buildings < 100% complete
- Lot size less than 1,000 square feet

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used In This Physical Inspection Analysis**  
**Area 84**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBlt/Ren	Condition	Lot Size	View	Water-front	Situs Address
001	072605	9172	2/24/04	307095	830	0	6	1948	5	5271	Y	Y	8903 NE BOTHELL WAY
001	072605	9172	8/24/04	440000	830	0	6	1948	5	5271	Y	Y	8903 NE BOTHELL WAY
001	563450	0972	8/4/06	335950	2230	0	6	1947	3	75200	Y	Y	7008 NE 170TH ST
001	563450	0540	7/23/04	410000	1061	0	7	1989	3	63145	N	N	8233 NE 169TH ST
001	358330	0195	8/18/04	308500	1100	600	7	1960	4	12660	N	N	6325 NE 158TH ST
001	871850	0460	5/19/06	395000	1140	1090	7	1956	4	10344	N	N	6435 NE 154TH ST
001	563450	0966	11/22/04	230000	1210	670	7	2002	3	6373	N	N	7116 NE 170TH ST
001	701800	0180	4/27/04	585000	1220	0	7	1976	3	9600	N	N	8613 NE 169TH PL
001	871850	0495	12/8/05	342500	1250	940	7	1959	5	9225	N	N	6410 NE 153RD ST
001	871850	0060	4/14/04	398000	1260	0	7	1955	4	8214	N	N	6421 NE ARROWHEAD DR
001	563450	0951	1/12/04	1955000	1270	0	7	1952	3	9600	N	N	17004 72ND AVE NE
001	701800	0300	7/16/04	269950	1280	730	7	1975	3	16600	N	N	8429 NE 169TH ST
001	871850	0005	4/3/06	412500	1290	0	7	1955	5	9396	N	N	6641 NE ARROWHEAD DR
001	871850	0075	10/31/06	349950	1300	0	7	1956	4	8280	N	N	15406 64TH AVE NE
001	871850	0225	1/26/06	270000	1330	0	7	1958	4	12824	N	N	15404 63RD AVE NE
001	871850	0090	3/9/05	369950	1350	800	7	1956	4	8647	N	N	6430 NE 154TH ST
001	563450	0529	3/6/06	396000	1370	620	7	1981	3	10360	N	N	8329 NE 169TH ST
001	701800	0380	6/14/05	360000	1380	850	7	1979	4	16000	N	N	8430 NE 169TH ST
001	563450	0528	6/3/05	400000	1420	730	7	1981	4	10360	N	N	8319 NE 169TH ST
001	871850	0160	4/20/05	359000	1450	0	7	1959	4	10230	N	N	15415 64TH AVE NE
001	871850	0160	2/8/06	345000	1450	0	7	1959	4	10230	N	N	15415 64TH AVE NE
001	871850	0320	6/14/06	310000	1450	0	7	1958	4	7881	N	N	15413 63RD AVE NE
001	871850	0325	12/7/05	385000	1460	0	7	1960	4	6742	N	N	15405 63RD AVE NE
001	871850	0170	8/18/04	309000	1470	0	7	1959	3	9938	N	N	6343 NE ARROWHEAD DR
001	871850	0615	7/7/06	389000	1560	700	7	1958	4	13050	N	N	6481 NE 153RD ST
001	871850	0065	12/22/04	266000	1570	0	7	1958	4	8757	N	N	6413 NE ARROWHEAD DR

**Improved Sales Used In This Physical Inspection Analysis  
Area 84**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBlt/Ren	Condition	Lot Size	View	Water-front	Situs Address
001	871850	0360	4/28/04	360000	1660	1340	7	1958	4	10530	N	N	15303 62ND PL NE
001	871850	0310	4/28/04	327500	1810	730	7	1957	4	8224	N	N	15429 63RD AVE NE
001	871850	0230	6/22/04	387000	2030	580	7	1958	4	9724	N	N	15318 62ND PL NE
001	142604	9053	5/30/06	552000	900	600	8	1949	4	8193	Y	N	14935 59TH PL NE
001	358290	0040	11/22/04	390000	1400	680	8	1974	4	10450	N	N	15716 62ND PL NE
001	563450	0684	12/14/05	545000	1460	1030	8	1985	3	15080	Y	N	16926 81ST AVE NE
001	563450	0684	11/30/06	1165000	1460	1030	8	1985	3	15080	Y	N	16926 81ST AVE NE
001	701800	0360	8/25/04	310000	1500	1000	8	1979	3	24400	N	N	8404 NE 169TH ST
001	142604	9060	4/12/06	545000	1530	1330	8	1973	5	9700	N	N	16332 INGLEWOOD LN NE
001	358330	0140	7/11/06	431000	1580	0	8	1958	5	10450	N	N	15809 63RD AVE NE
001	530240	0610	6/27/05	521000	1590	0	8	1986	3	35269	N	N	6201 NE 152ND ST
001	072605	9215	8/6/04	510000	1710	190	8	1995	3	12839	Y	Y	8515 NE 175TH ST
001	563450	0415	8/17/04	780000	1710	0	8	1996	3	12677	N	N	8007 NE 169TH ST
001	358330	0200	9/3/04	369500	1730	0	8	1973	4	12271	N	N	6315 NE 158TH ST
001	357700	0083	8/24/06	1410000	1840	1740	8	1957	5	26599	Y	Y	16441 INGLEWOOD RD NE
001	142604	9088	10/27/06	1600000	1860	840	8	1976	3	14630	Y	Y	15005 58TH LN NE
001	358330	0280	6/23/04	420000	1950	0	8	1961	4	13236	N	N	6312 NE 159TH ST
001	563450	0425	10/6/05	315000	1970	650	8	1998	3	12160	N	N	8019 NE 169TH ST
001	358290	0300	10/24/04	689500	2000	2000	8	1966	5	15800	Y	N	15729 61ST LN NE
001	358200	0130	10/20/06	482000	2140	0	8	1976	4	11289	N	N	15424 62ND PL NE
001	357700	0035	9/14/06	565000	2290	830	8	1956	3	12720	N	N	16307 INGLEWOOD LN NE
001	563450	0430	5/24/05	459900	2390	0	8	1994	3	8036	N	N	16652 SIMONDS RD NE
001	530240	0420	7/27/04	522000	2440	0	8	1986	3	12509	N	N	15133 65TH AVE NE
001	358200	0060	5/2/06	641500	2530	0	8	1972	4	9055	Y	N	15427 62ND AVE NE
001	028061	0050	6/2/05	865000	4070	1460	8	2003	3	15236	Y	N	15007 61ST PL NE
001	358200	0080	8/14/06	877000	1660	1440	9	1978	5	11991	Y	N	15420 62ND AVE NE
001	028060	0005	6/7/06	799000	1670	1050	9	1978	5	9603	Y	N	15211 61ST PL NE
001	358340	0130	10/28/05	714800	1710	1710	9	2004	3	9900	N	N	15514 64TH AVE NE
001	358290	0270	11/24/04	685000	1810	1640	9	1990	3	16250	Y	N	15524 61ST AVE NE
001	072605	9409	8/11/04	625000	2000	0	9	1977	4	16717	Y	Y	9004 NE 170TH ST
001	530240	0260	11/22/04	585000	2030	560	9	1989	3	46971	N	N	6326 NE 151ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBlt/Ren	Condition	Lot Size	View	Water-front	Situs Address
001	740320	0130	2/24/04	1575000	2130	860	9	1978	4	25400	Y	Y	15521 61ST AVE NE
001	740320	0130	5/22/06	1605000	2130	860	9	1978	4	25400	Y	Y	15521 61ST AVE NE
001	357760	0060	5/4/04	442250	2210	0	9	1963	4	10547	N	N	6151 NE 154TH ST
001	530240	0620	12/8/06	447500	2210	990	9	1986	4	38168	Y	N	6207 NE 152ND ST
001	572920	0030	8/5/05	800000	2350	0	9	1977	4	18600	N	N	16327 INGLEWOOD PL NE
001	142604	9089	7/20/05	1575000	2360	1260	9	1928	5	19800	Y	Y	14921 58TH LN NE
001	357700	0066	8/31/05	599000	2420	1200	9	1968	4	13500	N	N	16354 INGLEWOOD RD NE
001	530240	0580	8/31/05	664000	2430	0	9	1991	3	22813	N	N	6622 NE 151ST ST
001	358290	0115	8/15/06	1025000	2640	2510	9	1970	5	14000	Y	N	15703 62ND PL NE
001	563450	0695	4/27/04	505000	2690	0	9	1989	3	30030	Y	Y	8006 NE 169TH PL
001	530240	0340	8/8/05	492400	2740	570	9	1985	3	12551	N	N	15107 64TH CT NE
001	530240	0100	11/4/05	419500	2760	730	9	1987	3	20443	N	N	15011 66TH CT NE
001	357700	0070	7/27/05	488000	2910	0	9	1989	3	8432	N	N	6324 NE 165TH CT
001	357700	0062	6/13/05	599900	2980	880	9	1979	3	7900	N	N	16353 INGLEWOOD LN NE
001	530240	0550	5/25/06	435000	3280	0	9	1986	4	12102	N	N	6506 NE 151ST ST
001	358330	0240	12/3/04	630000	3420	0	9	1967	4	14340	N	N	15823 64TH AVE NE
001	357700	0095	2/7/05	1745000	3480	310	9	1924	5	57934	Y	Y	16425 INGLEWOOD RD NE
001	563450	0603	7/17/06	305000	4190	0	9	1984	4	16969	Y	Y	16956 84TH AVE NE
001	740320	0100	10/19/06	1750000	1690	1150	10	1980	4	23200	Y	Y	15539 61ST AVE NE
001	028061	0100	2/13/06	785000	2000	800	10	1988	3	12033	Y	N	6105 NE 152ND ST
001	358330	0315	5/26/04	670000	2370	2060	10	1974	5	19300	N	N	6424 NE 159TH ST
001	028110	0045	4/27/04	1600000	2420	1400	10	1995	3	7450	Y	Y	5810 NE ARROWHEAD DR
001	563450	0696	4/12/04	830000	2450	540	10	2000	3	12586	N	N	8009 NE 169TH PL
001	740320	0060	9/2/05	425000	2450	1620	10	1977	5	22800	Y	Y	15709 61ST AVE NE
001	028061	0020	4/30/05	695000	2570	1540	10	1979	4	13868	Y	N	15029 61ST PL NE
001	572920	0060	8/29/06	575000	2570	0	10	1977	4	14000	N	N	16311 INGLEWOOD PL NE
001	358340	0020	9/1/05	522000	2700	0	10	1975	4	10500	N	N	15520 65TH PL NE
001	247100	0030	12/20/04	470000	2740	0	10	1987	3	10514	N	N	16107 INGLEWOOD TER NE
001	072605	9250	7/6/06	930000	2980	0	10	1995	3	14379	Y	Y	8611 NE 175TH ST
001	028110	0015	11/10/05	1640000	3900	1050	10	1995	3	10395	Y	Y	5900 NE ARROWHEAD DR
001	142604	9092	7/10/06	1875000	4050	1020	10	1989	3	17420	Y	Y	5988 NE ARROWHEAD DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBlt/Ren	Condition	Lot Size	View	Water-front	Situs Address
001	563450	0710	9/29/05	620000	4490	2730	11	1999	3	44350	Y	Y	7966 NE 170TH ST
002	867790	0521	9/29/05	781000	1120	0	6	1947	3	32081	N	N	7127 NE 136TH ST
002	384070	0285	3/25/05	700000	1060	0	7	1963	4	10710	N	N	12921 JUANITA DR NE
002	405570	0155	6/24/04	467000	1190	0	7	1976	3	14970	Y	N	13052 HOLMES POINT DR NE
002	867790	0320	11/14/05	620000	1200	1200	7	1960	3	18363	N	N	7116 NE 132ND ST
002	957312	0390	6/7/04	435000	1220	930	7	1977	3	8448	N	N	13847 70TH AVE NE
002	867790	0360	7/28/04	483500	1230	0	7	1957	3	10800	N	N	7050 NE 134TH ST
002	409330	0310	4/11/05	479140	1240	1240	7	1962	3	9600	N	N	7053 NE 137TH ST
002	405570	0090	8/16/04	560000	1330	0	7	1989	3	18650	N	N	13048 HOLMES POINT DR NE
002	405570	0090	8/22/06	1200000	1330	0	7	1989	3	18650	N	N	13048 HOLMES POINT DR NE
002	957312	0180	12/7/05	449950	1340	1040	7	1976	3	11800	N	N	7013 NE 139TH ST
002	376170	0226	10/26/04	598000	1350	0	7	1979	3	9876	Y	N	13843 62ND AVE NE
002	409330	0060	9/9/04	512000	1420	1300	7	1967	3	9600	N	N	13735 70TH AVE NE
002	405570	0773	1/3/05	850000	1520	1000	7	1959	3	14190	N	N	12932 74TH PL NE
002	957312	0140	3/23/05	352500	1550	650	7	2000	3	9462	N	N	7004 NE 138TH PL
002	957312	0090	5/25/06	582500	1620	0	7	1977	3	6825	N	N	7017 NE 138TH PL
002	867800	0020	11/28/06	469000	1710	0	7	1978	3	12852	N	N	13313 69TH AVE NE
002	957312	0410	5/25/05	350000	1720	0	7	1989	4	13537	N	N	13833 70TH AVE NE
002	376170	0040	10/11/04	489000	1940	0	7	1958	5	20280	Y	Y	13233 HOLMES POINT DR NE
002	405570	0785	8/9/04	590000	2210	0	7	1959	4	22294	N	N	12965 76TH AVE NE
002	405570	0226	8/8/05	650000	1230	0	8	1987	4	8252	Y	N	6214 NE 129TH ST
002	405570	0104	10/20/04	540000	1460	790	8	1968	4	14210	Y	N	13018 HOLMES POINT DR NE
002	339160	0060	11/1/05	445300	1500	1000	8	1968	3	11380	N	N	12806 HOLIDAY DR NE
002	197380	0020	7/11/05	339900	1560	0	8	1971	4	14577	N	N	12959 74TH AVE NE
002	197380	0020	10/25/05	484500	1560	0	8	1971	4	14577	N	N	12959 74TH AVE NE
002	957300	0110	8/18/06	655500	1600	1600	8	1966	4	11342	Y	N	13226 67TH AVE NE
002	957300	0010	9/18/06	390000	1610	850	8	1988	3	16605	Y	N	13245 67TH AVE NE
002	405570	0345	6/16/04	562000	1620	620	8	1956	3	28750	N	N	12531 64TH AVE NE
002	957300	0100	9/22/05	731000	1630	1630	8	1962	4	11120	Y	N	13200 67TH AVE NE
002	405570	1205	9/30/05	975000	1740	530	8	1955	4	9762	Y	Y	13023 HOLMES POINT DR NE
002	405570	0540	4/18/06	950000	1800	0	8	1959	4	17800	Y	N	12434 68TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBlt/Ren	Condition	Lot Size	View	Water-front	Situs Address
002	409330	0080	5/5/05	389000	1900	0	8	1963	4	10920	N	N	13718 70TH AVE NE
002	867790	0010	3/13/06	875165	1960	580	8	1977	3	11210	N	N	13225 68TH PL NE
002	197380	0120	12/21/05	530000	2120	1090	8	1961	3	14685	N	N	12960 74TH AVE NE
002	405570	0930	10/12/05	850000	2210	0	8	1936	4	115434	N	N	12703 72ND AVE NE
002	867790	0400	8/18/06	285000	2290	0	8	1997	3	21945	Y	N	6804 NE 134TH ST
002	405570	0774	8/4/05	427500	2490	1560	8	1960	5	13750	N	N	12905 74TH PL NE
002	405570	0800	4/4/06	426500	3030	0	8	2005	3	13965	N	N	7233 NE 129TH ST
002	232604	9016	9/20/04	683000	1460	1100	9	1959	5	23958	Y	N	13210 HOLMES POINT DR NE
002	405570	0644	5/11/04	1200000	1460	1460	9	1969	4	18768	N	N	6404 NE 130TH PL
002	405570	0216	7/6/05	825000	1640	920	9	1982	4	18067	Y	N	6236 NE 129TH ST
002	867790	0205	10/19/06	450000	1680	550	9	1977	4	11658	N	N	13303 70TH PL NE
002	376170	0111	7/6/05	1050000	1690	650	9	1988	3	9597	Y	N	6030 NE 135TH ST
002	405570	0520	8/2/06	664000	1760	1260	9	1971	3	159596	N	N	12901 72ND AVE NE
002	330390	0290	4/19/04	550000	1910	490	9	1977	3	17500	Y	N	13480 64TH TER NE
002	376170	0177	9/7/04	538000	1930	530	9	1989	3	10416	Y	N	13659 62ND AVE NE
002	330391	0010	9/8/06	560000	1950	0	9	1978	3	9120	N	N	6409 NE 135TH PL
002	330391	0100	10/25/05	450000	1970	0	9	1978	3	11400	N	N	6469 NE 135TH PL
002	957300	0090	11/25/05	750000	1980	760	9	1971	4	12880	Y	N	6653 NE 132ND ST
002	376170	0073	3/8/04	949950	2040	20	9	1981	3	9900	Y	N	13419 HOLMES POINT DR NE
002	330390	0100	7/19/04	599000	2100	1180	9	1976	3	9760	Y	N	13449 64TH TER NE
002	938810	0068	10/20/05	1075000	2100	0	9	1978	3	15750	Y	N	13608 62ND AVE NE
002	242604	9010	5/19/06	749000	2120	710	9	1978	3	106276	N	N	6841 NE 137TH ST
002	330390	0130	12/1/04	699000	2210	1500	9	1977	5	16000	Y	N	13400 64TH TER NE
002	330391	0140	8/16/05	485000	2250	0	9	1977	3	16000	N	N	6472 NE 135TH PL
002	330391	0200	3/25/04	410000	2280	0	9	1978	3	13200	N	N	6436 NE 135TH PL
002	197370	0090	6/27/05	808980	2470	0	9	1995	3	26945	N	N	6405 NE 129TH PL
002	405570	0355	4/14/05	393000	2470	0	9	1997	3	15003	Y	N	6319 NE 129TH ST
002	867790	0204	4/27/05	653000	2510	0	9	1977	3	11696	N	N	13313 70TH PL NE
002	938810	0027	2/25/05	575000	2630	830	9	1988	3	24076	Y	N	6309 NE 138TH PL
002	867790	0007	9/20/05	950000	2890	160	9	2005	3	12500	N	N	13315 68TH PL NE
002	405570	0630	2/10/05	735000	2900	810	9	1975	3	90287	Y	N	13127 66TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBlt/Ren	Condition	Lot Size	View	Water-front	Situs Address
002	405700	0036	9/2/04	2400000	2960	0	9	1998	3	10050	N	N	13140 70TH LN NE
002	405570	0674	10/26/05	875000	3300	1400	9	1991	3	38850	N	N	6812 NE 130TH PL
002	376170	0249	8/22/05	759290	3370	0	9	2005	3	9621	N	N	6046 NE 135TH ST
002	330390	0170	5/10/06	865000	3570	810	9	1991	3	12500	Y	N	13416 64TH TER NE
002	376170	0248	6/2/05	1280000	3590	550	9	2005	3	8667	N	N	6050 NE 135TH ST
002	197380	0195	11/17/05	750000	4280	700	9	1968	4	19573	N	N	12970 74TH PL NE
002	405570	0653	9/28/06	522950	1830	0	10	1990	3	21245	Y	N	13015 66TH PL NE
002	376170	0235	8/10/05	489300	1880	1000	10	1995	3	14200	Y	N	13863 62ND AVE NE
002	376170	0071	7/11/06	570000	1980	1200	10	1984	3	12600	Y	N	13405 HOLMES POINT DR NE
002	405570	0167	8/26/05	500000	1990	850	10	1974	4	13554	Y	N	12948 HOLMES POINT DR NE
002	938810	0022	12/7/04	815000	2030	2030	10	1984	3	31399	Y	N	6310 NE 138TH PL
002	405570	0656	5/19/05	775000	2270	520	10	1980	3	14373	Y	N	6619 NE 130TH LN
002	938810	0024	12/13/04	765000	2380	790	10	1979	3	20037	Y	N	6221 NE 138TH PL
002	330390	0230	3/24/06	827241	2680	750	10	1977	3	11050	Y	N	13444 64TH TER NE
002	214125	0020	10/7/05	615000	2820	360	10	1989	3	18429	N	N	6223 NE 137TH ST
002	197370	0110	9/7/05	987500	2950	960	10	2002	3	14126	N	N	12956 64TH AVE NE
002	214125	0030	10/20/04	700000	3090	0	10	1986	3	20980	N	N	6231 NE 137TH ST
002	957300	0070	8/1/06	842000	3130	0	10	1982	3	14250	Y	N	6633 NE 132ND ST
002	405570	0635	6/20/06	735000	3200	1240	10	2001	3	14417	Y	N	13107 66TH PL NE
002	405570	0030	4/27/04	377000	3260	710	10	1999	3	24920	Y	N	13126 HOLMES POINT DR NE
002	214125	0080	12/3/04	699500	3350	0	10	1989	3	16566	Y	N	13808 64TH PL NE
002	938810	0030	6/20/06	775000	3720	700	10	1992	3	24393	Y	N	6303 NE 138TH PL
002	405570	0234	7/9/06	1100000	3890	0	10	1999	3	11277	N	N	6321 NE 130TH PL
002	376170	0081	10/11/04	5000000	4130	0	10	1999	3	13518	Y	N	6053 NE 135TH ST
002	376170	0081	6/23/05	1140000	4130	0	10	1999	3	13518	Y	N	6053 NE 135TH ST
002	938810	0034	4/12/06	1150000	2330	1830	11	1989	3	20929	Y	N	13851 65TH PL NE
002	938810	0020	4/17/06	550000	3020	410	11	1981	3	25608	Y	N	6211 NE 138TH PL
002	376170	0059	2/3/06	1400000	3240	450	11	1991	3	9566	Y	N	13255 HOLMES POINT DR NE
002	938810	0031	12/8/04	1025000	3800	1010	11	2003	3	22651	Y	N	6417 NE 138TH PL
002	938810	0036	6/30/04	1050000	3470	480	12	1995	3	22959	Y	N	6340 NE 138TH PL
002	376170	0080	3/6/06	625000	5270	0	12	2002	3	44102	Y	Y	6045 NE 135TH ST



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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBlt/Ren	Condition	Lot Size	View	Water-front	Situs Address
003	375450	0025	7/11/06	310000	600	600	5	1934	4	5578	Y	N	11666 91ST PL NE
003	376050	0576	4/11/06	1000000	1000	0	5	1947	3	14110	Y	N	8851 NE 116TH ST
003	376050	0465	9/3/04	635000	750	160	6	1950	3	15720	Y	N	8327 NE 110TH PL
003	376010	0140	6/24/04	300000	980	720	7	1961	3	9872	N	N	9463 NE 121ST PL
003	182235	0030	5/18/06	416700	1040	0	7	1986	3	6452	N	N	12018 93RD AVE NE
003	919410	1820	4/26/06	601352	1040	0	7	1984	3	23906	N	N	12015 93RD AVE NE
003	376010	0260	11/13/06	439000	1050	1050	7	1962	3	9632	N	N	12221 94TH PL NE
003	376010	0410	3/15/06	344000	1050	660	7	1961	3	9747	N	N	12115 95TH PL NE
003	376010	0200	12/27/04	350000	1060	1040	7	1961	3	9599	N	N	9400 NE 121ST PL
003	376010	0200	1/6/05	350000	1060	1040	7	1961	3	9599	N	N	9400 NE 121ST PL
003	376010	0020	6/6/05	340000	1080	960	7	1962	3	9350	N	N	12238 95TH PL NE
003	376050	0080	3/12/04	750000	1080	0	7	1980	4	7166	Y	Y	8859 NE JUANITA LN
003	376010	0210	3/16/06	435000	1090	1090	7	1961	4	9221	N	N	9408 NE 121ST PL
003	376010	0180	12/27/04	292500	1100	580	7	1961	3	11260	N	N	9405 NE 121ST PL
003	376010	0400	6/6/06	405000	1100	580	7	1961	3	9577	N	N	12105 95TH PL NE
003	919410	0149	8/14/06	364000	1140	0	7	1988	3	12686	N	N	12235 93RD AVE NE
003	182235	0260	7/13/04	275000	1150	0	7	1985	3	7222	N	N	9316 NE 123RD CT
003	182235	0310	9/5/06	350000	1150	0	7	1985	3	7200	N	N	9329 NE 124TH ST
003	432600	0070	12/8/04	393000	1150	0	7	1961	3	9832	N	N	9671 NE 122ND PL
003	432600	0130	11/16/06	269950	1150	0	7	1961	5	9603	N	N	12227 96TH PL NE
003	182235	0290	7/8/05	408500	1160	530	7	1986	4	9477	N	N	9302 NE 123RD CT
003	376010	0270	7/27/04	320900	1180	1100	7	1962	4	9609	N	N	12229 94TH PL NE
003	182235	0110	10/27/04	299950	1220	0	7	1986	3	16633	N	N	9314 NE 121ST CT
003	607650	0105	3/23/05	399950	1240	0	7	1968	4	20216	N	N	12034 76TH AVE NE
003	376050	0470	6/20/05	460000	1260	0	7	1977	3	15720	Y	N	8407 NE 110TH PL
003	376110	0195	4/8/05	1200000	1260	360	7	1931	4	5250	Y	N	11557 HOLMES POINT DR NE
003	182235	0060	11/21/05	381500	1270	0	7	1986	3	6577	N	N	9311 NE 121ST CT
003	607650	0100	10/1/04	700000	1290	730	7	1980	4	8580	N	N	12028 76TH AVE NE
003	182235	0120	10/6/05	400000	1300	0	7	1985	4	6152	N	N	9310 NE 121ST CT
003	182235	0180	10/19/04	295000	1330	0	7	1985	3	8004	N	N	12208 93RD AVE NE
003	197420	0100	5/18/06	430000	1340	0	7	1967	5	9800	N	N	7641 NE 123RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBlt/Ren	Condition	Lot Size	View	Water-front	Situs Address
003	182235	0070	6/24/06	440000	1380	0	7	1986	3	6657	N	N	12021 93RD PL NE
003	182235	0170	5/17/05	340500	1380	0	7	1986	3	11346	N	N	12202 93RD AVE NE
003	376290	0060	5/22/06	760300	1480	360	7	1983	3	8438	N	N	11934 80TH PL NE
003	182235	0130	5/2/06	445000	1490	0	7	1985	3	7654	N	N	12108 93RD AVE NE
003	376290	0140	7/9/05	475500	1620	410	7	1984	4	7354	N	N	11915 80TH PL NE
003	376050	0263	3/15/04	1408060	1670	1320	7	1948	4	14237	Y	Y	8303 NE JUANITA DR
003	033310	0200	4/25/05	485000	1730	0	7	1959	4	21560	N	N	11250 CHAMPAGNE POINT RD NE
003	376110	0180	8/25/04	1800000	1800	1180	7	1928	5	14185	Y	Y	11545 HOLMES POINT DR NE
003	033310	0110	10/5/05	478500	1820	0	7	1995	4	17352	N	N	11277 JUANITA DR NE
003	919410	0143	1/26/05	424000	1820	0	7	1956	4	8094	N	N	12341 93RD AVE NE
003	919410	1392	9/7/04	650000	1830	0	7	1944	5	13584	N	N	12105 93RD AVE NE
003	919410	2420	8/20/04	419950	1840	0	7	2000	3	5375	Y	N	12009 89TH PL NE
003	919410	2440	5/26/05	359950	1840	0	7	2000	3	5375	Y	N	12025 89TH PL NE
003	279670	0086	4/28/04	637000	2180	600	7	1923	4	20760	Y	N	11614 HOLMES POINT DR NE
003	919410	2350	2/17/06	768000	2240	0	7	2001	3	5375	Y	N	12029 89TH PL NE
003	919410	2380	12/7/04	543000	2240	0	7	2000	3	5375	Y	N	12013 89TH PL NE
003	376050	0319	10/12/05	900000	2450	1010	7	1934	4	10395	Y	N	10924 81ST PL NE
003	197420	0010	9/17/04	299950	1080	660	8	1984	3	9540	N	N	7640 NE 123RD ST
003	033310	0152	10/27/06	689000	1170	670	8	1937	5	14040	N	N	7606 NE CHAMPAGNE POINT PL
003	375530	0020	3/28/06	420000	1170	850	8	1977	3	6322	N	N	8014 NE 121ST ST
003	952701	0270	6/2/04	390000	1170	450	8	1989	3	7488	N	N	8137 NE 121ST ST
003	375530	0010	8/4/04	375000	1180	750	8	1977	4	7740	N	N	12105 81ST AVE NE
003	376050	0365	5/6/04	892000	1180	1000	8	1977	4	8100	Y	N	8031 NE 112TH ST
003	376050	0370	6/21/05	456800	1180	410	8	1977	3	7351	Y	N	8023 NE 112TH ST
003	197440	0020	10/13/06	524000	1190	1120	8	1974	3	9576	N	N	7311 NE 118TH PL
003	952700	0100	3/21/06	622300	1230	890	8	1977	4	7980	N	N	8204 NE 122ND PL
003	376050	0323	1/11/05	769000	1240	1200	8	1948	4	11280	Y	N	10919 81ST PL NE
003	952701	0050	9/12/06	409000	1270	610	8	1978	3	7000	N	N	12028 82ND PL NE
003	952701	0130	3/10/05	525000	1270	570	8	1977	3	7070	N	N	8112 NE 121ST ST
003	952701	0180	2/16/06	345000	1270	570	8	1978	3	6650	N	N	12011 81ST AVE NE
003	375530	0060	12/15/04	349950	1280	420	8	1977	3	11690	N	N	8004 NE 120TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBlt/Ren	Condition	Lot Size	View	Water-front	Situs Address
003	952701	0070	12/6/06	430000	1290	520	8	1977	4	7000	N	N	8150 NE 121ST ST
003	033310	0070	6/21/04	369750	1300	910	8	1977	3	20082	N	N	11407 80TH AVE NE
003	952700	0110	8/9/04	394500	1340	440	8	1977	4	8925	N	N	8134 NE 122ND PL
003	376050	0171	7/1/04	699950	1380	1190	8	1964	4	16065	Y	N	8521 NE JUANITA DR
003	326100	0370	4/26/04	374880	1400	250	8	1976	4	14418	N	N	8022 NE 112TH ST
003	197390	0090	7/17/06	510000	1420	0	8	1964	5	10304	N	N	7266 NE 122ND ST
003	952701	0080	8/7/06	485000	1420	1030	8	1977	4	9800	N	N	8146 NE 121ST ST
003	952700	0570	3/2/05	570000	1440	0	8	1976	3	7000	N	N	8322 NE 120TH ST
003	033310	0210	6/2/05	524000	1460	480	8	1967	4	17150	N	N	11258 CHAMPAGNE POINT RD NE
003	326101	0400	2/10/04	589000	1470	1020	8	1977	4	9600	Y	N	8108 NE 115TH WAY
003	952700	0210	3/7/05	325000	1470	1060	8	1977	4	7875	N	N	12221 82ND AVE NE
003	952700	0520	2/16/06	450000	1470	1060	8	1976	4	7000	N	N	8317 NE 120TH PL
003	376110	0292	1/26/05	490000	1480	0	8	1968	5	10875	N	N	11253 CHAMPAGNE POINT RD NE
003	326101	0050	6/23/05	761450	1490	1160	8	1977	4	10800	Y	N	8113 NE 115TH WAY
003	384070	0817	4/1/05	295950	1510	270	8	1987	4	9611	N	N	7638 NE 124TH ST
003	326101	0250	8/11/05	690000	1530	770	8	1977	4	16250	Y	N	8237 NE 115TH PL
003	326102	0090	9/15/04	400000	1540	870	8	1978	3	8550	N	N	11219 83RD PL NE
003	376050	0645	4/15/04	500000	1540	0	8	1976	3	16022	Y	N	11306 83RD PL NE
003	326100	0130	10/12/05	415000	1550	530	8	1976	3	9680	N	N	11426 81ST AVE NE
003	376050	0315	9/22/05	2175000	1550	1340	8	1959	3	43680	Y	Y	8175 NE JUANITA DR
003	302605	9260	8/25/04	452000	1580	1510	8	1969	4	24596	N	N	12308 87TH CT NE
003	326101	0200	10/10/05	447500	1580	1100	8	1977	3	8400	N	N	8211 NE 115TH PL
003	326101	0210	8/4/06	705950	1590	1440	8	1977	5	7700	Y	N	8215 NE 115TH PL
003	197390	0070	1/5/04	330000	1610	0	8	1977	3	8625	N	N	7282 NE 122ND ST
003	326100	0140	4/3/05	415000	1610	520	8	1976	3	9882	N	N	11432 81ST AVE NE
003	326101	0390	7/20/04	535000	1610	640	8	1977	4	8520	Y	N	8114 NE 115TH WAY
003	326102	0180	12/12/06	587000	1610	730	8	1977	5	11000	N	N	8120 NE 113TH ST
003	952701	0010	11/30/05	315500	1610	0	8	1978	3	6720	N	N	12002 82ND PL NE
003	197420	0080	2/7/05	423000	1620	0	8	1965	4	9964	N	N	7623 NE 123RD ST
003	197390	0390	7/13/04	394500	1630	0	8	1967	4	11125	N	N	7448 NE 121ST ST
003	326100	0170	7/3/06	375000	1630	0	8	1976	4	9600	N	N	11429 81ST AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBlt/Ren	Condition	Lot Size	View	Water-front	Situs Address
003	326101	0030	11/8/05	420000	1630	760	8	1977	4	9900	N	N	11441 81ST AVE NE
003	326102	0040	11/19/04	382500	1630	1060	8	1978	3	9900	N	N	11401 83RD PL NE
003	376110	0293	3/21/04	453000	1640	1400	8	1968	4	10875	N	N	11243 CHAMPAGNE POINT RD NE
003	326102	0080	10/14/05	470400	1660	620	8	1977	3	8550	N	N	11227 83RD PL NE
003	326100	0300	8/19/04	560000	1690	600	8	1976	4	15269	Y	N	8027 NE 114TH ST
003	326100	0300	7/25/05	575100	1690	600	8	1976	4	15269	Y	N	8027 NE 114TH ST
003	376050	0425	10/2/06	462800	1700	1610	8	1978	4	12090	Y	N	8239 NE 110TH PL
003	376050	0330	7/7/04	545000	1750	1020	8	1977	3	9834	Y	N	10920 80TH PL NE
003	206340	0080	7/6/06	408000	1780	0	8	1969	4	8510	N	N	12016 78TH PL NE
003	197440	0220	10/26/05	400000	1790	0	8	1968	4	10062	N	N	7435 NE 120TH ST
003	302605	9336	4/20/06	470900	1800	0	8	1987	3	5973	N	N	8719 NE 124TH ST
003	197390	0280	12/27/05	449000	1810	400	8	1963	4	12015	N	N	7449 NE 122ND ST
003	952700	0330	10/10/05	400000	1830	1060	8	1976	4	7500	N	N	12212 83RD PL NE
003	919410	2204	1/31/05	650000	1840	0	8	1999	3	5375	Y	N	12012 89TH PL NE
003	919410	2216	11/8/05	424950	1840	0	8	1999	3	5375	Y	N	12026 89TH PL NE
003	376050	0816	8/22/06	799900	1880	580	8	2006	4	17220	Y	N	8008 NE 112TH ST
003	033310	0115	9/1/04	459950	1900	820	8	1989	3	20961	N	N	11257 JUANITA DR NE
003	376050	0338	6/14/06	2097500	1920	900	8	1977	4	9834	Y	N	10928 80TH PL NE
003	197430	0030	7/16/04	419000	1960	0	8	1967	4	11500	N	N	7432 NE 120TH PL
003	197390	0150	4/12/05	625000	1980	1620	8	1963	3	12360	Y	N	7237 NE 121ST PL
003	197390	0010	9/20/06	458000	2040	0	8	1964	4	11264	N	N	7460 NE 122ND ST
003	197420	0030	12/21/04	440000	2040	0	8	1967	4	9752	N	N	7622 NE 123RD ST
003	254110	0070	6/22/04	401000	2090	0	8	1991	3	11308	N	N	12361 76TH CT NE
003	919410	2188	8/9/05	549900	2120	1070	8	1999	3	6875	Y	N	12018 89TH PL NE
003	919410	2192	1/9/06	680000	2120	1070	8	1999	3	6875	Y	N	12004 89TH PL NE
003	919410	2224	7/9/04	469950	2120	830	8	1999	3	5375	Y	N	12042 89TH PL NE
003	919410	2228	7/12/06	485000	2120	1040	8	1999	4	5913	Y	N	12046 89TH PL NE
003	197390	0330	6/17/04	365000	2180	0	8	1963	3	9975	N	N	7259 NE 122ND ST
003	326100	0160	6/12/06	490000	2200	0	8	1976	3	9600	N	N	11435 81ST AVE NE
003	029391	0050	3/22/05	617000	2240	0	8	2001	3	4505	N	N	11923 82ND PL NE
003	029391	0150	5/3/05	485000	2240	0	8	2002	3	3798	N	N	11936 82ND PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBlt/Ren	Condition	Lot Size	View	Water-front	Situs Address
003	254110	0020	5/9/05	415000	2250	0	8	1991	3	10543	N	N	12358 76TH CT NE
003	254110	0100	5/24/06	569950	2250	0	8	1991	4	10132	N	N	12346 76TH AVE NE
003	279670	0116	4/28/04	434950	2310	340	8	1977	4	11315	Y	N	11676 HOLMES POINT DR NE
003	254111	0200	6/13/06	587500	2330	0	8	1993	3	7627	N	N	7613 NE 125TH ST
003	254111	0040	6/9/05	476000	2340	0	8	1993	3	8925	N	N	7634 NE 125TH ST
003	254111	0170	7/5/05	466000	2340	0	8	1993	3	6306	N	N	7631 NE 125TH ST
003	375450	0377	9/22/05	715000	2370	0	8	1996	3	8813	Y	N	11725 90TH AVE NE
003	254111	0050	2/6/04	369950	2390	0	8	1993	3	6429	N	N	7638 NE 125TH ST
003	254111	0070	3/29/06	525000	2390	0	8	1993	3	6605	N	N	7646 NE 125TH ST
003	254111	0120	6/23/04	384500	2390	0	8	1993	3	6371	N	N	7664 NE 125TH ST
003	254111	0210	7/6/04	419950	2420	0	8	1993	4	6614	N	N	7607 NE 125TH ST
003	029391	0110	4/7/04	484900	2500	0	8	2002	3	4368	N	N	11918 82ND PL NE
003	029391	0010	9/29/05	1275000	2520	0	8	2001	3	5021	N	N	11949 82ND PL NE
003	029391	0080	6/3/04	511000	2520	0	8	2003	4	4106	N	N	11911 82ND PL NE
003	029391	0190	6/13/05	550000	2530	0	8	2001	3	5470	N	N	11952 82ND PL NE
003	326102	0050	9/23/04	444000	2590	0	8	1978	3	8640	N	N	11321 83RD PL NE
003	197390	0300	7/23/04	396700	2600	0	8	1965	4	12150	N	N	7421 NE 122ND ST
003	197390	0300	1/25/06	520000	2600	0	8	1965	4	12150	N	N	7421 NE 122ND ST
003	540600	0010	5/24/04	462000	2670	0	8	1996	3	8349	N	N	8406 NE 121ST PL
003	540600	0100	2/7/06	505000	2670	0	8	1996	3	7969	N	N	8417 NE 121ST PL
003	033310	0208	7/27/04	495000	2920	0	8	1981	3	13870	N	N	11264 CHAMPAGNE POINT RD NE
003	326101	0140	11/7/06	675000	3080	0	8	1976	4	7200	Y	N	8225 NE 115TH WAY
003	302605	9013	8/18/05	995000	3230	0	8	1982	3	40075	N	N	12311 87TH CT NE
003	279670	0138	11/10/04	430000	1650	160	9	1966	3	17100	Y	N	11651 73RD PL NE
003	376050	0475	3/22/04	530000	1750	1150	9	1981	3	31439	Y	N	8415 NE 110TH PL
003	127000	0190	10/23/06	650000	1800	700	9	1960	4	21000	Y	N	12038 86TH AVE NE
003	376730	0040	10/3/05	975000	1820	1210	9	1975	5	10045	N	N	11734 82ND AVE NE
003	197440	0010	7/2/05	525000	1900	600	9	1975	4	10400	Y	N	11750 73RD PL NE
003	376050	0450	5/1/06	897450	1910	0	9	1978	4	12220	Y	N	8307 NE 110TH PL
003	375450	1060	6/13/06	869950	2000	0	9	1992	3	5150	Y	N	8927 NE 118TH PL
003	405570	0952	3/23/04	700000	2080	0	9	1978	4	13503	Y	N	7307 NE 120TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBlt/Ren	Condition	Lot Size	View	Water-front	Situs Address
003	865030	0120	10/1/06	610000	2150	0	9	1999	3	5168	N	N	11430 79TH WAY NE
003	952235	0020	11/1/04	2500000	2190	0	9	1994	3	11014	N	N	8032 NE 122ND PL
003	376110	0050	9/1/05	720000	2240	1420	9	1997	3	10604	Y	Y	11031 CHAMPAGNE POINT RD NE
003	254090	0150	5/19/04	950000	2250	2420	9	1989	4	11340	Y	N	11722 84TH AVE NE
003	697700	0030	10/3/05	400000	2270	0	9	1989	3	11675	N	N	8426 NE 122ND ST
003	865030	0080	12/2/04	431000	2370	1160	9	1999	3	7967	N	N	11423 79TH WAY NE
003	952235	0030	3/17/04	445000	2410	650	9	1994	3	7806	N	N	8026 NE 122ND PL
003	865030	0020	2/23/04	699000	2430	900	9	1999	3	4365	N	N	11459 79TH WAY NE
003	919410	1677	8/7/06	364500	2450	0	9	1990	3	8284	N	N	12015 93RD PL NE
003	865030	0090	10/12/04	610000	2460	1190	9	1999	3	7099	N	N	7919 NE 114TH PL
003	865030	0140	6/23/05	599950	2530	0	9	1999	3	5327	N	N	11442 79TH WAY NE
003	865030	0190	4/14/05	585000	2540	0	9	1999	3	6093	N	N	11506 79TH WAY NE
003	865030	0250	8/24/05	517000	2540	1200	9	1999	3	4563	Y	N	11433 80TH AVE NE
003	687000	0080	9/20/04	474950	2540	0	9	2004	3	4613	N	N	8668 NE 123RD PL
003	687000	0100	9/1/04	586060	2540	0	9	2004	3	3596	N	N	8660 NE 123RD PL
003	687000	0180	10/19/04	480450	2540	0	9	2004	3	4459	N	N	8616 NE 123RD PL
003	919410	0151	6/28/06	405000	2550	0	9	1999	3	7200	N	N	9220 NE 123RD ST
003	952235	0060	8/10/06	460000	2550	770	9	1994	3	7641	N	N	8017 NE 122ND PL
003	376050	0837	1/26/04	1075000	2560	310	9	1998	3	10060	Y	N	8038 NE 112TH ST
003	687000	0030	10/27/04	489950	2560	0	9	2004	3	5206	N	N	8617 NE 123RD PL
003	376050	0511	2/8/05	685000	2570	1680	9	1965	5	16055	Y	N	8516 NE JUANITA DR
003	697700	0070	1/20/06	580000	2620	0	9	1989	3	10394	N	N	8421 NE 122ND ST
003	033310	0251	7/16/04	625000	2630	0	9	2003	3	4095	N	N	7817 NE 112TH ST
003	033310	0251	5/17/05	602000	2630	0	9	2003	3	4095	N	N	7817 NE 112TH ST
003	375450	0305	6/7/04	1100000	2660	1140	9	1999	3	11914	Y	N	11858 89TH PL NE
003	375450	0455	9/11/06	719000	2696	0	9	2001	3	3750	Y	N	11919 89TH PL NE
003	375450	0457	8/10/06	443950	2696	0	9	2001	3	3750	Y	N	11915 89TH PL NE
003	312605	9035	7/25/06	845000	2730	670	9	1981	3	16550	Y	N	11052 85TH AVE NE
003	687000	0020	1/10/05	509950	2730	0	9	2004	3	4280	N	N	8611 NE 123RD PL
003	687000	0060	7/14/04	464950	2730	0	9	2004	3	4373	N	N	8671 NE 123RD PL
003	687000	0070	9/22/04	477350	2730	0	9	2004	3	4483	N	N	8672 NE 123RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBlt/Ren	Condition	Lot Size	View	Water-front	Situs Address
003	687000	0110	12/29/04	448450	2730	0	9	2004	3	3912	N	N	8654 NE 123RD PL
003	687000	0170	2/7/05	465000	2730	0	9	2004	3	4853	N	N	8622 NE 123RD PL
003	279670	0160	7/14/05	783344	2740	0	9	1976	3	16769	N	N	11623 73RD PL NE
003	279670	0160	4/18/06	779500	2740	0	9	1976	3	16769	N	N	11623 73RD PL NE
003	376050	0301	2/25/06	1194452	2740	0	9	1989	5	7925	Y	N	8217 NE JUANITA DR
003	687000	0050	6/9/04	490950	2770	0	9	2004	3	5821	N	N	8667 NE 123RD PL
003	687000	0130	10/5/04	467450	2770	0	9	2004	3	3978	N	N	8642 NE 123RD PL
003	687000	0010	6/23/04	674950	2820	0	9	2004	3	5216	N	N	8605 NE 123RD PL
003	687000	0010	3/9/06	575000	2820	0	9	2004	3	5216	N	N	8605 NE 123RD PL
003	687000	0120	8/5/04	465762	2820	0	9	2004	3	4501	N	N	8648 NE 123RD PL
003	687000	0150	1/19/05	514950	2820	0	9	2004	3	4174	N	N	8632 NE 123RD PL
003	687000	0090	12/29/04	433525	2830	0	9	2004	3	5728	N	N	8664 NE 123RD PL
003	687000	0140	1/24/05	458000	2830	0	9	2004	3	4727	N	N	8636 NE 123RD PL
003	687000	0200	3/3/05	493450	2830	0	9	2004	3	5226	N	N	8604 NE 123RD PL
003	376050	0337	1/20/05	2097500	2840	1300	9	1980	3	11630	Y	Y	10905 80TH PL NE
003	919410	1845	12/7/04	750000	2850	0	9	1998	3	7497	N	N	9219 NE 121ST CT
003	279670	0180	3/21/04	587200	2870	0	9	1978	4	15628	N	N	11611 73RD PL NE
003	687000	0040	7/21/04	448450	2940	0	9	2004	3	5086	N	N	8661 NE 123RD PL
003	687000	0160	8/5/04	509950	2940	0	9	2004	3	5646	N	N	8628 NE 123RD PL
003	687000	0190	10/4/04	682000	2940	0	9	2004	3	4941	N	N	8610 NE 123RD PL
003	687000	0190	10/5/06	466846	2940	0	9	2004	3	4941	N	N	8610 NE 123RD PL
003	376050	0165	3/27/06	895000	2960	1320	9	1980	3	8763	Y	N	8531 NE JUANITA DR
003	279670	0107	10/28/05	585000	3070	0	9	1918	3	22200	Y	N	11656 HOLMES POINT DR NE
003	919410	0157	8/3/05	975000	3100	270	9	2000	3	24311	Y	N	9202 NE 123RD ST
003	376050	0441	8/31/04	860000	3190	1250	9	2004	3	9968	Y	N	8253 NE 110TH PL
003	405570	1085	8/6/04	920000	3230	1080	9	1974	3	21190	Y	N	7118 NE 118TH ST
003	279670	0087	8/3/06	1100000	3810	1150	9	1979	3	20414	Y	N	11621 72ND PL NE
003	312605	9047	6/18/04	595000	2420	0	10	1986	3	29970	Y	N	8624 NE JUANITA DR
003	252604	9040	6/1/04	938000	2640	1370	10	1998	3	22104	Y	N	11625 82ND AVE NE
003	376050	0295	6/6/05	1075000	2690	800	10	1982	3	3646	Y	N	8221 NE JUANITA DR
003	302605	9220	5/24/05	1295000	2750	2130	10	1980	4	21780	Y	N	11918 86TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis  
Area 84**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBlt/Ren	Condition	Lot Size	View	Water-front	Situs Address
003	376050	0670	9/3/04	451500	2820	0	10	2004	3	15585	Y	N	11208 83RD PL NE
003	405570	1087	4/24/06	615000	2955	0	10	1998	3	18000	N	N	7120 NE 118TH ST
003	405570	1055	11/1/05	475000	3020	860	10	1990	3	15300	Y	N	11830 HOLMES POINT DR NE
003	033310	0229	2/28/06	695000	3080	1030	10	2004	3	7909	Y	N	7949 NE 112TH ST
003	279670	0080	9/22/06	1020000	3190	2000	10	1982	3	17087	Y	N	11607 72ND PL NE
003	376050	0312	10/13/04	1450000	3710	750	10	2002	3	11325	Y	N	8183 NE JUANITA DR
003	375450	1135	3/18/04	729000	3720	930	10	2001	3	6000	Y	N	8805 NE 118TH PL
003	376050	0256	5/8/06	1198000	1980	1040	11	1985	3	6469	Y	N	8315 NE JUANITA DR
003	375450	0005	11/23/04	905000	2660	2160	11	2001	3	7110	Y	N	9109 NE 117TH PL
003	638997	0090	6/8/04	1145000	2720	1565	11	2001	3	12289	Y	N	7331 NE 120TH PL
003	127000	0150	3/29/05	1295500	3070	0	11	2000	3	14910	Y	N	12051 87TH AVE NE
003	033310	0233	4/20/04	905000	3300	710	11	1998	3	10350	Y	N	11158 79TH PL NE
003	254090	0050	5/27/04	1215000	3320	1150	11	1992	3	11310	Y	N	8711 NE 119TH ST
003	952230	0230	9/13/06	1650000	3340	760	11	1989	3	13577	Y	N	8483 NE WOODLAND COVE DR
003	376050	0570	4/19/06	785000	3390	820	11	1989	3	15380	Y	N	8907 NE 116TH PL
003	376050	0717	11/1/05	1465000	3400	520	11	2005	3	6545	Y	N	8128 NE 110TH PL
003	033310	0232	10/27/04	585000	3480	0	11	1998	3	10350	Y	N	11170 79TH PL NE
003	638997	0020	8/23/04	1000000	3550	1380	11	2004	3	11436	Y	N	7306 NE 120TH PL
003	638997	0080	8/15/05	1106764	3680	930	11	2000	3	11697	Y	N	7335 NE 120TH PL
003	638997	0050	12/10/04	1215000	3790	1270	11	2004	3	10935	Y	N	12020 72ND AVE NE
003	376050	0716	3/30/06	515050	3790	1380	11	2006	3	6524	Y	N	8204 NE 110TH ST
003	376730	0005	12/20/04	475000	4065	0	11	2004	3	9450	Y	N	11821 84TH AVE NE
003	376730	0001	2/17/06	1303804	4180	0	11	2005	3	9641	Y	N	8331 NE 119TH ST
003	638997	0110	5/31/06	1025000	4300	1660	11	2005	3	11913	Y	N	7315 NE 120TH PL
003	638997	0150	6/28/05	1330000	4510	0	11	2004	3	9539	Y	N	7340 NE 120TH PL
003	638997	0150	7/21/06	1861000	4510	0	11	2004	3	9539	Y	N	7340 NE 120TH PL
003	638997	0120	1/10/06	1750000	4990	1590	11	2005	3	11035	Y	N	7312 NE 120TH PL
003	376050	0332	1/20/06	2403000	3650	0	12	2005	3	15914	Y	N	10910 80TH PL NE
003	952230	0040	2/12/04	582000	4170	0	12	1990	3	14226	Y	N	8407 NE WOODLAND COVE DR
003	952230	0210	9/19/05	1128000	5290	0	12	1990	3	13345	Y	N	8473 NE WOODLAND COVE DR
003	376050	0275	3/4/04	2695000	5830	0	12	1992	3	31635	Y	Y	8251 NE JUANITA DR



***Improved Sales Used In This Physical Inspection Analysis  
Area 84***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>YrBlt/Ren</b>	<b>Condition</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	952230	0240	10/11/04	1450000	6590	1750	12	2001	3	12395	Y	N	8487 NE WOODLAND COVE DR

***Improved Sales Removed From This Physical Inspection Analysis***  
***Area 84***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	142604	9048	6/8/2004	\$1,037,300	NO MARKET EXPOSURE
001	142604	9054	1/24/2006	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	357700	0035	3/22/2006	\$410,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	357760	0150	9/6/2005	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	358290	0060	7/7/2005	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	358290	0105	1/14/2005	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	358290	0115	6/22/2005	\$520,000	NO MARKET EXPOSURE
001	358290	0135	4/11/2006	\$132,218	RELATED PARTY, FRIEND, OR NEIGHBOR
001	358330	0050	6/2/2004	\$331,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	358330	0060	12/21/2004	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	358330	0260	9/22/2004	\$277,805	EXEMPT FROM EXCISE TAX
001	358330	0325	7/20/2005	\$800,000	DIAGNOSTIC OUTLIER
001	530240	0040	7/25/2005	\$438,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	563450	0460	1/26/2005	\$314,950	SEGREGATION AND/OR MERGER
001	563450	0460	4/10/2006	\$255,000	SEGREGATION AND/OR MERGER
001	563450	0465	3/8/2006	\$289,000	SEGREGATION AND/OR MERGER
001	563450	0528	1/11/2005	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	563450	0690	5/25/2004	\$6,120	SEGREGATION AND/OR MERGER
001	563450	0951	12/22/2006	\$129,900	QUIT CLAIM DEED
001	572920	0040	5/23/2005	\$651,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	701800	0240	4/11/2006	\$465,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	701800	0380	6/24/2005	\$425,000	RELOCATION - SALE BY SERVICE
001	871850	0005	3/3/2005	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	871850	0135	5/5/2004	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	871850	0225	12/22/2006	\$193,278	QUIT CLAIM DEED
001	871850	0240	3/15/2006	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	871850	0360	10/5/2004	\$157,260	RELATED PARTY, FRIEND, OR NEIGHBOR
001	871850	0390	9/22/2006	\$322,500	TENANT
001	871850	0475	6/20/2005	\$308,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	871850	0545	4/27/2004	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	871850	0570	2/25/2004	\$262,000	NON-REPRESENTATIVE SALE
002	197370	0220	1/6/2004	\$599,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	329150	0030	6/22/2006	\$831,500	NO MARKET EXPOSURE
002	329150	0060	3/20/2006	\$840,000	IMP COUNT
002	376170	0050	5/13/2004	\$1,050,000	TEAR DOWN
002	376170	0058	4/1/2005	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	376170	0060	3/16/2004	\$330,000	IMP CHARACTERISTICS DO NOT REFLECT HBU
002	376170	0075	4/30/2004	\$370,000	EXEMPT FROM EXCISE TAX
002	376170	0075	6/7/2004	\$339,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	376170	0081	10/11/2004	\$1,140,000	RELOCATION - SALE BY SERVICE
002	376170	0225	9/3/2004	\$945,000	TEAR DOWN
002	405570	0161	3/15/2006	\$1,825,000	DIAGNOSTIC OUTLIER
002	405570	0161	9/8/2004	\$730,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405570	0285	8/8/2005	\$807,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed From This Physical Inspection Analysis  
Area 84**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	405570	0315	5/5/2005	\$790,000	NO MARKET EXPOSURE
002	405570	0355	5/12/2005	\$664,000	RELOCATION - SALE BY SERVICE
002	405570	0730	7/15/2005	\$372,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	405570	0751	8/1/2004	\$279,900	DIAGNOSTIC OUTLIER
002	405570	1310	6/23/2004	\$1,290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	405570	1380	4/12/2004	\$890,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	500340	0045	1/16/2004	\$562,250	DIAGNOSTIC OUTLIER
002	867790	0044	12/27/2004	\$350,000	TENANT
002	867790	0124	6/24/2004	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	867790	0361	10/5/2004	\$278,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	867790	0482	12/18/2006	\$449,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	938810	0020	3/29/2004	\$599,000	DIAGNOSTIC OUTLIER
002	957312	0170	7/10/2006	\$472,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	029390	0010	12/13/2004	\$1,290,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	029391	0010	10/21/2005	\$617,000	RELOCATION - SALE BY SERVICE
003	033310	0050	10/26/2004	\$345,000	INSUFF REPRESENTATION - FAIR CONDITION
003	033310	0060	11/12/2004	\$360,000	IMP CHARACTERISTICS DO NOT REFLECT HBU
003	033310	0060	12/16/2005	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	033310	0119	3/22/2005	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	033310	0225	9/9/2005	\$12,500	QUIT CLAIM DEED
003	033310	0225	12/23/2005	\$200,000	QUIT CLAIM DEED
003	033310	0247	5/20/2004	\$10,000	QUIT CLAIM DEED
003	127000	0190	9/26/2005	\$575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	182235	0080	6/23/2006	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	182235	0100	6/24/2005	\$443,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	182235	0290	5/3/2005	\$367,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	197390	0010	6/21/2004	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	197390	0390	7/13/2004	\$394,500	RELOCATION - SALE BY SERVICE
003	197430	0050	2/6/2006	\$362,500	BUILDER OR DEVELOPER SALES
003	197430	0060	10/18/2005	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	197430	0080	3/24/2004	\$309,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	197430	0120	2/23/2005	\$325,000	NO MARKET EXPOSURE
003	197430	0160	5/25/2004	\$248,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	252604	9022	6/15/2006	\$1,800,000	BUILDER OR DEVELOPER SALES
003	252604	9039	4/27/2004	\$985,000	NO MARKET EXPOSURE
003	254090	0030	3/23/2005	\$1,450,000	RELOCATION - SALE BY SERVICE
003	254090	0110	7/9/2005	\$619,000	DIAGNOSTIC OUTLIER
003	279670	0070	11/18/2004	\$1,000,000	NO MARKET EXPOSURE
003	279670	0070	12/21/2005	\$926,000	NO MARKET EXPOSURE
003	279670	0077	11/18/2004	\$1,000,000	SEGREGATION AND/OR MERGER
003	302605	9011	11/24/2004	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	302605	9177	2/27/2006	\$899,800	DIAGNOSTIC OUTLIER
003	312605	9034	7/12/2005	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	326101	0120	2/26/2004	\$412,500	NO MARKET EXPOSURE
003	326101	0250	9/14/2004	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	326102	0040	11/19/2004	\$565,000	NO MARKET EXPOSURE
003	375450	0005	4/24/2006	\$833,000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed From This Physical Inspection Analysis  
Area 84**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	375450	0005	3/25/2004	\$600,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	375450	0055	5/10/2006	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	375450	0685	11/23/2004	\$357,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	375450	1270	12/11/2006	\$250,000	INSUFF REPRESENTATION - FAIR CONDITION
003	376000	0005	2/23/2004	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	376010	0260	8/23/2004	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	376050	0035	4/25/2006	\$1,600,000	IMP COUNT
003	376050	0080	3/12/2004	\$750,000	RELOCATION - SALE BY SERVICE
003	376050	0136	12/6/2004	\$883,000	NO MARKET EXPOSURE
003	376050	0226	3/30/2005	\$800,000	DIAGNOSTIC OUTLIER
003	376050	0290	9/12/2005	\$1,150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	376050	0301	3/7/2005	\$788,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	376050	0322	12/17/2004	\$631,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	376050	0325	3/30/2005	\$1,960,000	NO MARKET EXPOSURE
003	376050	0416	8/9/2004	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	376050	0445	8/4/2006	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	376050	0447	7/11/2006	\$57,239	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	376050	0555	11/23/2005	\$769,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	376050	0816	9/14/2005	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	376110	0257	6/2/2004	\$900,000	DIAGNOSTIC OUTLIER
003	376110	0270	7/21/2006	\$233,333	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	376110	0270	7/21/2006	\$233,334	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	376290	0140	4/24/2004	\$348,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	376290	0140	9/8/2005	\$475,000	RELOCATION - SALE BY SERVICE
003	376730	0023	4/11/2005	\$480,000	TEAR DOWN
003	376730	0070	6/17/2004	\$758,900	OBSOLESCENCE
003	405570	1010	2/27/2004	\$352,000	STATEMENT TO DOR
003	405570	1016	1/13/2005	\$157,728	QUIT CLAIM DEED
003	405570	1050	6/30/2004	\$480,000	DIAGNOSTIC OUTLIER
003	405570	1060	10/5/2004	\$410,000	OBSOLESCENCE
003	405570	1065	7/13/2004	\$691,000	NO MARKET EXPOSURE
003	432600	0040	12/9/2005	\$282,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	432600	0130	2/2/2006	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	638997	0080	8/15/2005	\$1,145,000	RELOCATION - SALE BY SERVICE
003	687000	0010	3/22/2006	\$674,950	RELOCATION - SALE BY SERVICE
003	865030	0120	10/1/2006	\$599,950	RELOCATION - SALE BY SERVICE
003	865030	0130	11/27/2006	\$200,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	919410	1676	2/27/2005	\$427,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	919410	1725	6/27/2006	\$280,000	PLOTTAGE
003	919410	1785	10/27/2006	\$470,000	PLOTTAGE
003	919410	1820	10/13/2005	\$570,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	919410	2188	9/24/2004	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	919410	2228	6/14/2004	\$482,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	952700	0130	5/26/2004	\$325,000	NO MARKET EXPOSURE
003	952700	0180	3/13/2004	\$327,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	952700	0180	4/1/2004	\$327,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	952700	0520	6/29/2005	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

***Improved Sales Removed From This Physical Inspection Analysis  
Area 84***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	952701	0290	1/11/2006	\$408,000	NO MARKET EXPOSURE

## Model Validation

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the Total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.3%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2006 and 2007 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2007 assessment year (taxes payable in 2008) results in an average total change from the 2006 assessments of +14.2%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

### **Area 84 Physical Inspection Ratio Confidence Intervals**

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is .990.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	2	0.722	1.021	41.4%	-0.290	2.332
6	5	0.697	0.951	36.5%	0.733	1.170
7	89	0.873	1.010	15.7%	0.981	1.038
8	139	0.860	0.981	14.1%	0.956	1.006
9	120	0.865	1.000	15.6%	0.974	1.026
10	43	0.901	0.979	8.6%	0.941	1.017
11	26	0.773	0.980	26.7%	0.920	1.041
12	6	0.799	0.993	24.3%	0.734	1.251
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1911-1950	20	0.848	1.041	22.8%	0.972	1.109
1951-1960	36	0.839	0.977	16.4%	0.927	1.026
1961-1970	51	0.882	1.016	15.2%	0.981	1.051
1971-1980	110	0.870	0.976	12.2%	0.947	1.006
1981-1990	76	0.856	0.969	13.2%	0.938	1.000
1991-2000	73	0.878	1.017	15.8%	0.982	1.052
>2000	64	0.806	0.980	21.5%	0.947	1.012
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	277	0.856	0.988	15.4%	0.971	1.006
Good	122	0.875	0.989	13.1%	0.965	1.013
Very Good	31	0.780	1.006	29.0%	0.949	1.063
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	201	0.859	0.987	15.0%	0.968	1.007
1.5	13	0.874	1.052	20.3%	0.979	1.125
2	213	0.850	0.987	16.1%	0.967	1.007
3	3	0.860	1.070	24.4%	0.745	1.395

## Area 84 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is .990.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<1001	7	0.789	1.004	27.3%	0.868	1.140
1001-1500	101	0.850	0.983	15.6%	0.956	1.010
1501-2000	105	0.845	0.978	15.7%	0.949	1.007
2001-2500	76	0.895	1.009	12.7%	0.975	1.042
2501-3000	79	0.853	0.989	16.0%	0.958	1.020
3001-4000	44	0.877	0.998	13.8%	0.953	1.043
>4000	18	0.787	0.984	25.1%	0.914	1.055
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	251	0.878	0.993	13.0%	0.975	1.010
Y	179	0.837	0.988	18.1%	0.967	1.010
Lk Washington View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	272	0.867	0.987	13.9%	0.971	1.004
Y	158	0.843	0.993	17.7%	0.969	1.016
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	400	0.856	0.985	15.1%	0.971	0.999
Lk Washington	21	0.855	1.031	20.5%	0.956	1.106
Sammamish Slough	9	0.805	0.967	20.2%	0.856	1.078
WF Access Rights Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	398	0.867	0.995	14.9%	0.981	1.009
Y	32	0.748	0.946	26.5%	0.886	1.007
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	89	0.866	0.982	13.4%	0.953	1.011
2	92	0.856	0.996	16.4%	0.967	1.025
3	249	0.849	0.991	16.7%	0.972	1.009



## Area 84 Physical Inspection Ratio Confidence Intervals

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3000-5000	25	0.903	0.987	9.3%	0.941	1.033
5001-8000	80	0.867	0.982	13.3%	0.950	1.015
8001-12000	150	0.859	1.007	17.3%	0.985	1.030
12001-16000	83	0.835	0.958	14.7%	0.925	0.990
16001-20000	33	0.843	0.982	16.6%	0.934	1.031
20001-30000	39	0.877	0.999	13.9%	0.949	1.049
30001-43559	9	0.878	1.019	16.0%	0.919	1.119
1AC-5AC	11	0.779	0.986	26.6%	0.880	1.092
Rambler no Basement	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	365	0.856	0.989	15.6%	0.974	1.004
Y	65	0.838	0.998	19.0%	0.963	1.033
Neighborhood	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Goat Hill	18	0.798	0.988	23.8%	0.920	1.056
Upper Finn Hill	38	0.880	0.983	11.7%	0.937	1.028
Holmes Pt Highlands	9	0.945	0.983	4.1%	0.893	1.073
Eagle Ridge	12	0.964	1.000	3.7%	0.935	1.066
Plat	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Juanita Point	33	0.819	1.009	23.3%	0.952	1.066

## 2006 Improved Parcel Ratio Analysis

District/Team: NW / Team - 2	Lien Date: 01/01/2006	Date of Report: 6/11/2007	Sales Dates: 1/2004- 12/2006																		
Area 84	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																		
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.50-0.60</td><td>12</td></tr><tr><td>0.60-0.70</td><td>39</td></tr><tr><td>0.70-0.80</td><td>84</td></tr><tr><td>0.80-0.90</td><td>100</td></tr><tr><td>0.90-1.00</td><td>97</td></tr><tr><td>1.00-1.10</td><td>63</td></tr><tr><td>1.10-1.20</td><td>23</td></tr><tr><td>1.20-1.30</td><td>8</td></tr></tbody></table>		Ratio	Frequency	0.50-0.60	12	0.60-0.70	39	0.70-0.80	84	0.80-0.90	100	0.90-1.00	97	1.00-1.10	63	1.10-1.20	23	1.20-1.30	8
Ratio	Frequency																				
0.50-0.60	12																				
0.60-0.70	39																				
0.70-0.80	84																				
0.80-0.90	100																				
0.90-1.00	97																				
1.00-1.10	63																				
1.10-1.20	23																				
1.20-1.30	8																				
Sample size (n)	430																				
Mean Assessed Value	576,100																				
Mean Sales Price	674,400																				
Standard Deviation AV	335,298																				
Standard Deviation SP	427,619																				
ASSESSMENT LEVEL																					
Arithmetic Mean Ratio	0.883																				
Median Ratio	0.885																				
Weighted Mean Ratio	0.854																				
UNIFORMITY																					
Lowest ratio	0.383																				
Highest ratio:	1.441																				
Coefficient of Dispersion	14.48%																				
Standard Deviation	0.159																				
Coefficient of Variation	17.96%																				
Price Related Differential (PRD)	1.034																				
RELIABILITY																					
95% Confidence: Median																					
Lower limit	0.857																				
Upper limit	0.896																				
95% Confidence: Mean																					
Lower limit	0.868																				
Upper limit	0.898																				
SAMPLE SIZE EVALUATION																					
N (population size)	2582																				
B (acceptable error - in decimal)	0.05																				
S (estimated from this sample)	0.159																				
Recommended minimum:	40																				
Actual sample size:	430																				
Conclusion:	OK																				
NORMALITY																					
Binomial Test																					
# ratios below mean:	212																				
# ratios above mean:	218																				
z:	0.289																				
Conclusion:	Normal*																				
*i.e. no evidence of non-normality																					

COMMENTS:

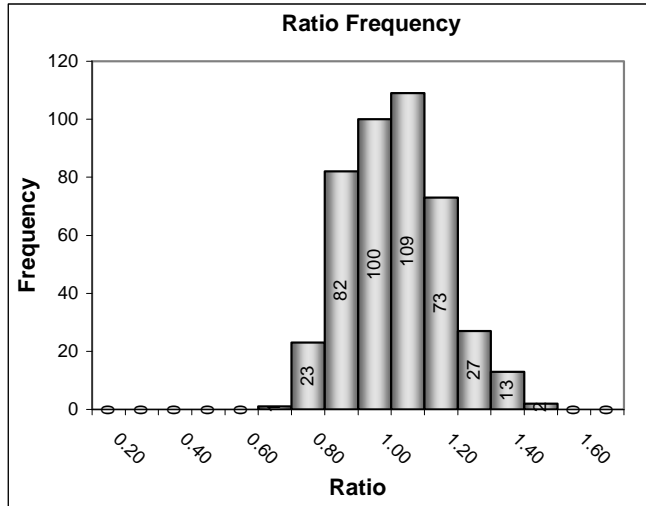
1 to 3 Unit Residences throughout area 84

### COMMENTS:

1 to 3 Unit Residences throughout area 84

## 2007 Improved Parcel Ratio Analysis

<b>District/Team:</b> NW / Team - 2	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 6/11/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> 84	<b>Appr ID:</b> tkru	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
Sample size (n)	430		
Mean Assessed Value	667,800		
Mean Sales Price	674,400		
Standard Deviation AV	428,275		
Standard Deviation SP	427,619		
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio	1.010		
Median Ratio	1.010		
Weighted Mean Ratio	0.990		
<b>UNIFORMITY</b>			
Lowest ratio	0.698		
Highest ratio:	1.420		
Coefficient of Dispersion	11.61%		
Standard Deviation	0.143		
Coefficient of Variation	14.17%		
Price Related Differential (PRD)	1.020		
<b>RELIABILITY</b>			
95% Confidence: Median			
Lower limit	0.987		
Upper limit	1.022		
95% Confidence: Mean			
Lower limit	0.996		
Upper limit	1.023		
<b>SAMPLE SIZE EVALUATION</b>			
N (population size)	2582		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.143		
Recommended minimum:	33		
Actual sample size:	430		
Conclusion:	OK		
<b>NORMALITY</b>			
Binomial Test			
# ratios below mean:	216		
# ratios above mean:	214		
z:	0.096		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



### COMMENTS:

1 to 3 Unit Residences throughout area 84

Both assessment level and uniformity have been improved by application of the recommended values.

## USPAP Compliance

### **Client and Intended Use of the Appraisal:**

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation plan is subject to their periodic review.*

### **Definition and date of value estimate:**

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-07-030 (3) REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

**True and fair value -- Highest and best use.** *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be*

*ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

*'Highest and best use' is defined in The Appraisal of Real Estate, twelfth edition, page 305, as follows:*

*"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value."*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

### **Assumptions and Limiting Conditions:**

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers for ad valorem tax purposes, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, or otherwise in the Assessor's database, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements, are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

### **Scope Of Work Performed:**

*Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features*

*and, actual income and expenses by property owners is not a requirement of the law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.*

## **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



**King County**  
**Department of Assessments**  
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[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
*Assessor*

## MEMORANDUM

DATE: January 4, 2007  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2007 Revaluation for 2008 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.



8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr